



**Community Infrastructure Levy Viability  
Welwyn Hatfield BC  
Results summary**

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

	AH %	Social Rent	Aff Rented	Sh OwrsHp
<b>Affordable Housing</b>	<b>25%</b>	<b>51%</b>	<b>49%</b>	<b>0%</b>

<b>Growth</b>	<b>Sales</b>	<b>21%</b>	<b>Build costs</b>	<b>10%</b>
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**Site type T1 - 1 House**

	BLV1	BLV2	BLV3	BLV4
1- South Hatfield	#N/A	325	325	325
2- Hatfield and Birchwood	#N/A	325	325	325
3- Welwyn Garden City, Panshanger, Hall Grove, Hatfield Hyde & Mill Green, The Ryde, Hatfield House and Park area (circa postcode area AL9 5), Hatfield Garden Village, Ellenbrook, rural area to south west of Welwyn Garden City and north west of Hatfield, Welham Green and Woolmer Green	#N/A	325	325	325
4- Welwyn, Oaklands, Mardley Heath and Digswell	125	325	325	325
5- Brookman's Park, Little Heath, Cuffley, Essendon and surrounding rural area	325	325	325	325

**Site type T2 - 5 Houses**

	BLV1	BLV2	BLV3	BLV4
1- South Hatfield	#N/A	325	325	325
2- Hatfield and Birchwood	125	325	325	325
3- Welwyn Garden City, Panshanger, Hall Grove, Hatfield Hyde & Mill Green, The Ryde, Hatfield House and Park area (circa postcode area AL9 5), Hatfield Garden Village, Ellenbrook, rural area to south west of Welwyn Garden City and north west of Hatfield, Welham Green and Woolmer Green	275	325	325	325
4- Welwyn, Oaklands, Mardley Heath and Digswell	325	325	325	325
5- Brookman's Park, Little Heath, Cuffley, Essendon and surrounding rural area	325	325	325	325

**Site type T3 - 10 Houses**

	BLV1	BLV2	BLV3	BLV4
1- South Hatfield	#N/A	325	325	325
2- Hatfield and Birchwood	125	325	325	325
3- Welwyn Garden City, Panshanger, Hall Grove, Hatfield Hyde & Mill Green, The Ryde, Hatfield House and Park area (circa postcode area AL9 5), Hatfield Garden Village, Ellenbrook, rural area to south west of Welwyn Garden City and north west of Hatfield, Welham Green and Woolmer Green	300	325	325	325
4- Welwyn, Oaklands, Mardley Heath and Digswell	325	325	325	325
5- Brookman's Park, Little Heath, Cuffley, Essendon and surrounding rural area	325	325	325	325



**Community Infrastructure Levy Viability  
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**Site type T4 - 12 Flats and Houses**

	BLV1	BLV2	BLV3	BLV4
1- South Hatfield	#N/A	#N/A	#N/A	#N/A
2- Hatfield and Birchwood	#N/A	#N/A	#N/A	#N/A
3- Welwyn Garden City, Panshanger, Hall Grove, Hatfield Hyde & Mill Green, The Ryde, Hatfield House and Park area (circa postcode area AL9 5), Hatfield Garden Village, Ellenbrook, rural area to south west of Welwyn Garden City and north west of Hatfield, Welham Green and Woolmer Green	#N/A	#N/A	#N/A	#N/A
4- Welwyn, Oaklands, Mardley Heath and Digswell	#N/A	#N/A	#N/A	#N/A
5- Brookman's Park, Little Heath, Cuffley, Essendon and surrounding rural area	325	325	325	325

**Site type T5 - 24 Flats**

	BLV1	BLV2	BLV3	BLV4
1- South Hatfield	#N/A	#N/A	#N/A	#N/A
2- Hatfield and Birchwood	#N/A	#N/A	#N/A	#N/A
3- Welwyn Garden City, Panshanger, Hall Grove, Hatfield Hyde & Mill Green, The Ryde, Hatfield House and Park area (circa postcode area AL9 5), Hatfield Garden Village, Ellenbrook, rural area to south west of Welwyn Garden City and north west of Hatfield, Welham Green and Woolmer Green	#N/A	#N/A	#N/A	#N/A
4- Welwyn, Oaklands, Mardley Heath and Digswell	#N/A	#N/A	#N/A	#N/A
5- Brookman's Park, Little Heath, Cuffley, Essendon and surrounding rural area	90	325	325	325

**Site type T6 - 50 Houses**

	BLV1	BLV2	BLV3	BLV4
1- South Hatfield	#N/A	325	325	325
2- Hatfield and Birchwood	#N/A	325	325	325
3- Welwyn Garden City, Panshanger, Hall Grove, Hatfield Hyde & Mill Green, The Ryde, Hatfield House and Park area (circa postcode area AL9 5), Hatfield Garden Village, Ellenbrook, rural area to south west of Welwyn Garden City and north west of Hatfield, Welham Green and Woolmer Green	50	325	325	325
4- Welwyn, Oaklands, Mardley Heath and Digswell	325	325	325	325
5- Brookman's Park, Little Heath, Cuffley, Essendon and surrounding rural area	325	325	325	325



**Community Infrastructure Levy Viability  
Welwyn Hatfield BC  
Results summary**

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**Site type T7 - 70 Houses**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
1- South Hatfield	#N/A	325	325	325
2- Hatfield and Birchwood	#N/A	325	325	325
3- Welwyn Garden City, Panshanger, Hall Grove, Hatfield Hyde & Mill Green, The Ryde, Hatfield House and Park area (circa postcode area AL9 5), Hatfield Garden Village, Ellenbrook, rural area to south west of Welwyn Garden City and north west of Hatfield, Welham Green and Woolmer Green	#N/A	325	325	325
4- Welwyn, Oaklands, Mardley Heath and Digswell	#N/A	325	325	325
5- Brookman's Park, Little Heath, Cuffley, Essendon and surrounding rural area	325	325	325	325

**Site type T8 - 100 Flats**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
1- South Hatfield	#N/A	#N/A	#N/A	#N/A
2- Hatfield and Birchwood	#N/A	#N/A	#N/A	#N/A
3- Welwyn Garden City, Panshanger, Hall Grove, Hatfield Hyde & Mill Green, The Ryde, Hatfield House and Park area (circa postcode area AL9 5), Hatfield Garden Village, Ellenbrook, rural area to south west of Welwyn Garden City and north west of Hatfield, Welham Green and Woolmer Green	#N/A	#N/A	#N/A	#N/A
4- Welwyn, Oaklands, Mardley Heath and Digswell	#N/A	#N/A	#N/A	#N/A
5- Brookman's Park, Little Heath, Cuffley, Essendon and surrounding rural area	70	325	325	325

**Site type T9 - 160 Houses**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
1- South Hatfield	#N/A	325	325	325
2- Hatfield and Birchwood	#N/A	325	325	325
3- Welwyn Garden City, Panshanger, Hall Grove, Hatfield Hyde & Mill Green, The Ryde, Hatfield House and Park area (circa postcode area AL9 5), Hatfield Garden Village, Ellenbrook, rural area to south west of Welwyn Garden City and north west of Hatfield, Welham Green and Woolmer Green	#N/A	325	325	325
4- Welwyn, Oaklands, Mardley Heath and Digswell	125	325	325	325
5- Brookman's Park, Little Heath, Cuffley, Essendon and surrounding rural area	325	325	325	325

**Community Infrastructure Levy Viability  
Welwyn Hatfield BC  
Results summary**

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

	AH %	Social Rent	Aff Rented	Sh Owrshp
<b>Affordable Housing</b>	<b>25%</b>	<b>51%</b>	<b>49%</b>	<b>0%</b>

<b>Growth</b>	<b>Sales</b>	<b>21%</b>	<b>Build costs</b>	<b>10%</b>
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**Site type T10 - 200 Flats and Houses**

	BLV1	BLV2	BLV3	BLV4
1- South Hatfield	#N/A	325	325	325
2- Hatfield and Birchwood	#N/A	325	325	325
3- Welwyn Garden City, Panshanger, Hall Grove, Hatfield Hyde & Mill Green, The Ryde, Hatfield House and Park area (circa postcode area AL9 5), Hatfield Garden Village, Ellenbrook, rural area to south west of Welwyn Garden City and north west of Hatfield, Welham Green and Woolmer Green	70	325	325	325
4- Welwyn, Oaklands, Mardley Heath and Digswell	300	325	325	325
5- Brookman's Park, Little Heath, Cuffley, Essendon and surrounding rural area	325	325	325	325

**Site type T11 - 400 Flats and Houses**

	BLV1	BLV2	BLV3	BLV4
1- South Hatfield	#N/A	225	325	325
2- Hatfield and Birchwood	#N/A	325	325	325
3- Welwyn Garden City, Panshanger, Hall Grove, Hatfield Hyde & Mill Green, The Ryde, Hatfield House and Park area (circa postcode area AL9 5), Hatfield Garden Village, Ellenbrook, rural area to south west of Welwyn Garden City and north west of Hatfield, Welham Green and Woolmer Green	#N/A	325	325	325
4- Welwyn, Oaklands, Mardley Heath and Digswell	#N/A	325	325	325
5- Brookman's Park, Little Heath, Cuffley, Essendon and surrounding rural area	250	325	325	325

**Site type T12 - 650 Flats and Houses**

	BLV1	BLV2	BLV3	BLV4
1- South Hatfield	#N/A	100	200	325
2- Hatfield and Birchwood	#N/A	250	325	325
3- Welwyn Garden City, Panshanger, Hall Grove, Hatfield Hyde & Mill Green, The Ryde, Hatfield House and Park area (circa postcode area AL9 5), Hatfield Garden Village, Ellenbrook, rural area to south west of Welwyn Garden City and north west of Hatfield, Welham Green and Woolmer Green	#N/A	325	325	325
4- Welwyn, Oaklands, Mardley Heath and Digswell	#N/A	325	325	325
5- Brookman's Park, Little Heath, Cuffley, Essendon and surrounding rural area	#N/A	325	325	325

**Site type T13 - 1,000 Flats and Houses**

	BLV1	BLV2	BLV3	BLV4
1- South Hatfield	#N/A	150	250	325
2- Hatfield and Birchwood	#N/A	275	325	325
3- Welwyn Garden City, Panshanger, Hall Grove, Hatfield Hyde & Mill Green, The Ryde, Hatfield House and Park area (circa postcode area AL9 5), Hatfield Garden Village, Ellenbrook, rural area to south west of Welwyn Garden City and north west of Hatfield, Welham Green and Woolmer Green	#N/A	325	325	325
4- Welwyn, Oaklands, Mardley Heath and Digswell	#N/A	325	325	325
5- Brookman's Park, Little Heath, Cuffley, Essendon and surrounding rural area	#N/A	325	325	325

**Community Infrastructure Levy  
Welwyn Hatfield BC**

Benchmark Land Values (per gross ha)			
BLV1	BLV2	BLV3	BLV4
value 1 - Industrial £2,170,000	value 2 - Urban Openspace & other near backlands £500,000	value 3 - Greenfield (higher) £400,000	value 4 - Greenfield (lower) £250,000

Site type 1	
House	
No of units	1 units
Density:	25 dph

Affordable %	25%	Site area	0.0400 ha
% Social Rented	51%	Net to gross	100%
% Aff Rent	49%	Growth	
% Shrd Ownership	0%	Sales	21%
		Build	10%
Private values		£4844 psm	

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	59,618	1,490,443	-679,557	990,443	1,090,443	1,240,443
20	58,198	1,454,942	-715,058	954,942	1,054,942	1,204,942
30	57,488	1,437,191	-732,809	937,191	1,037,191	1,187,191
50	56,067	1,401,665	-768,335	901,665	1,001,665	1,151,665
70	54,647	1,366,164	-803,836	866,164	966,164	1,116,164
90	53,227	1,330,664	-839,336	830,664	930,664	1,080,664
100	52,516	1,312,888	-857,112	812,888	912,888	1,062,888
125	50,740	1,268,512	-901,488	768,512	868,512	1,018,512
150	48,964	1,224,111	-945,889	724,111	824,111	974,111
175	47,189	1,179,735	-990,265	679,735	779,735	929,735
200	45,414	1,135,359	-1,034,641	635,359	735,359	885,359
225	43,638	1,090,957	-1,079,043	590,957	690,957	840,957
250	41,863	1,046,581	-1,123,419	546,581	646,581	796,581
275	40,087	1,002,180	-1,167,820	502,180	602,180	752,180
300	38,312	957,804	-1,212,196	457,804	557,804	707,804
325	36,536	913,403	-1,256,597	413,403	513,403	663,403

Maximum CIL rates (per square metre)			
BLV1	BLV2	BLV3	BLV4
#N/A	£325	£325	£325

2- Hatfield and Birchwood Private values £5005 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	670,531	1,763,274	-406,726	1,263,274	1,363,274	1,513,274
20	69,111	1,727,773	-442,227	1,227,773	1,327,773	1,477,773
30	68,400	1,709,997	-460,003	1,209,997	1,309,997	1,459,997
50	66,980	1,674,496	-495,504	1,174,496	1,274,496	1,424,496
70	65,560	1,638,996	-531,004	1,138,996	1,238,996	1,388,996
90	64,139	1,603,495	-566,503	1,103,495	1,203,495	1,353,495
100	63,429	1,585,719	-584,281	1,085,719	1,185,719	1,335,719
125	61,654	1,541,343	-628,657	1,041,343	1,141,343	1,291,343
150	59,878	1,496,942	-673,058	996,942	1,096,942	1,246,942
175	58,103	1,452,566	-717,434	952,566	1,052,566	1,202,566
200	56,327	1,408,165	-761,835	908,165	1,008,165	1,158,165
225	54,552	1,363,789	-806,211	863,789	963,789	1,113,789
250	52,775	1,319,387	-850,613	819,387	919,387	1,069,387
275	51,000	1,275,011	-894,989	775,011	875,011	1,025,011
300	49,224	1,230,610	-939,390	730,610	830,610	980,610
325	47,449	1,186,234	-983,766	686,234	786,234	936,234

Maximum CIL rates (per square metre)			
BLV1	BLV2	BLV3	BLV4
#N/A	£325	£325	£325

3- Welwyn Garden City, Panshanger, Hall Grove, H Private values £5167 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	81,259	2,031,463	-138,537	1,531,463	1,631,463	1,781,463
20	79,838	1,995,962	-174,038	1,495,962	1,595,962	1,745,962
30	79,128	1,978,211	-191,789	1,478,211	1,578,211	1,728,211
50	77,707	1,942,685	-227,315	1,442,685	1,542,685	1,692,685
70	76,287	1,907,185	-262,815	1,407,185	1,507,185	1,657,185
90	74,867	1,871,684	-298,316	1,371,684	1,471,684	1,621,684
100	74,156	1,853,908	-316,092	1,353,908	1,453,908	1,603,908
125	72,381	1,809,532	-360,468	1,309,532	1,409,532	1,559,532
150	70,606	1,765,156	-404,844	1,265,156	1,365,156	1,515,156
175	68,830	1,720,755	-449,245	1,220,755	1,320,755	1,470,755
200	67,055	1,676,379	-493,621	1,176,379	1,276,379	1,426,379
225	65,279	1,631,978	-538,022	1,131,978	1,231,978	1,381,978
250	63,504	1,587,601	-582,399	1,087,601	1,187,601	1,337,601
275	61,728	1,543,200	-626,800	1,043,200	1,143,200	1,293,200
300	59,953	1,498,824	-671,176	998,824	1,098,824	1,248,824
325	58,177	1,454,423	-715,577	954,423	1,054,423	1,204,423

Maximum CIL rates (per square metre)			
BLV1	BLV2	BLV3	BLV4
#N/A	£325	£325	£325

4- Welwyn, Oaklands, Mardley Heath and Digswell Private values £5382 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	95,826	2,395,652	225,652	1,895,652	1,995,652	2,145,652
20	94,406	2,360,151	190,151	1,860,151	1,960,151	2,110,151
30	93,696	2,342,400	172,400	1,842,400	1,942,400	2,092,400
50	92,275	2,306,874	136,874	1,806,874	1,906,874	2,056,874
70	90,855	2,271,373	101,373	1,771,373	1,871,373	2,021,373
90	89,435	2,235,872	65,872	1,735,872	1,835,872	1,985,872
100	88,725	2,218,122	48,122	1,718,122	1,818,122	1,968,122
125	86,949	2,173,721	3,721	1,673,721	1,773,721	1,923,721
150	85,174	2,129,345	-40,655	1,629,345	1,729,345	1,879,345
175	83,398	2,084,944	-85,056	1,584,944	1,684,944	1,834,944
200	81,623	2,040,568	-129,432	1,540,568	1,640,568	1,790,568
225	79,847	1,996,166	-173,834	1,496,166	1,596,166	1,746,166
250	78,072	1,951,790	-218,210	1,451,790	1,551,790	1,701,790
275	76,296	1,907,389	-262,611	1,407,389	1,507,389	1,657,389
300	74,521	1,863,013	-306,987	1,363,013	1,463,013	1,613,013
325	72,744	1,818,612	-351,388	1,318,612	1,418,612	1,568,612

Maximum CIL rates (per square metre)			
BLV1	BLV2	BLV3	BLV4
£125	£325	£325	£325

5- Brookman's Park, Little Heath, Cuffley, Essendon Private values £6781 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	186,869	4,671,718	2,501,718	4,171,718	4,271,718	4,421,718
20	185,448	4,636,192	2,466,192	4,136,192	4,236,192	4,386,192
30	184,738	4,618,441	2,448,441	4,118,441	4,218,441	4,368,441
50	183,318	4,582,940	2,412,940	4,082,940	4,182,940	4,332,940
70	181,898	4,547,439	2,377,439	4,047,439	4,147,439	4,297,439
90	180,477	4,511,914	2,341,914	4,011,914	4,111,914	4,261,914
100	179,767	4,494,163	2,324,163	3,994,163	4,094,163	4,244,163
125	177,991	4,449,787	2,279,787	3,949,787	4,049,787	4,199,787
150	176,215	4,405,386	2,235,386	3,905,386	4,005,386	4,155,386
175	174,440	4,361,010	2,191,010	3,861,010	3,961,010	4,111,010
200	172,664	4,316,609	2,146,609	3,816,609	3,916,609	4,066,609
225	170,889	4,272,232	2,102,232	3,772,232	3,872,232	4,022,232
250	169,113	4,227,831	2,057,831	3,727,831	3,827,831	3,977,831
275	167,338	4,183,455	2,013,455	3,683,455	3,783,455	3,933,455
300	165,562	4,139,054	1,969,054	3,639,054	3,739,054	3,889,054
325	163,787	4,094,678	1,924,678	3,594,678	3,694,678	3,844,678

Maximum CIL rates (per square metre)			
BLV1	BLV2	BLV3	BLV4
£325	£325	£325	£325

**Community Infrastructure Levy  
Welwyn Hatfield BC**

**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Industrial £2,170,000	value 2 - Urban Open-space & other non backlands £500,000	Benchmark land value 3 - Greenfield (higher) £400,000	Benchmark land value 4 - Greenfield (lower) £250,000

**Site type 2**

Houses	
No of units	5 units
Density:	40 dph

Affordable %	25%
% Social Rented	51%
% Aff Rent	49%
% Shrd Ownership	0%

Site area	0.13 ha
Net to gross	100%

Growth	
Sales	21%
Build	10%

**1- South Hatfield**

Private values £4844 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	265,793	2,128,346	-43,654	1,626,346	1,726,346	1,876,346
20	250,332	2,074,659	-95,341	1,574,659	1,674,659	1,824,659
30	256,101	2,048,807	-121,193	1,548,807	1,648,807	1,798,807
50	249,640	1,997,120	-172,880	1,497,120	1,597,120	1,747,120
70	243,178	1,945,425	-224,575	1,445,425	1,545,425	1,695,425
90	236,717	1,893,738	-276,262	1,393,738	1,493,738	1,643,738
100	233,487	1,867,895	-302,105	1,367,895	1,467,895	1,617,895
125	225,410	1,803,278	-366,722	1,303,278	1,403,278	1,553,278
150	217,333	1,738,661	-431,339	1,238,661	1,338,661	1,488,661
175	209,256	1,674,045	-495,955	1,174,045	1,274,045	1,424,045
200	201,180	1,609,436	-560,561	1,109,436	1,209,436	1,359,436
225	193,102	1,544,819	-625,161	1,044,819	1,144,819	1,294,819
250	185,025	1,480,203	-689,797	980,203	1,080,203	1,230,203
275	176,949	1,415,594	-754,406	915,594	1,015,594	1,165,594
300	168,872	1,350,977	-819,023	850,977	950,977	1,100,977
325	160,795	1,286,361	-883,639	786,361	886,361	1,036,361

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#N/A	£325	£325	£325

**2- Hatfield and Birchwood**

Private values £5005 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	315,437	2,523,494	353,494	2,023,494	2,123,494	2,273,494
20	308,976	2,471,807	301,807	1,971,807	2,071,807	2,221,807
30	305,744	2,445,956	275,956	1,945,956	2,045,956	2,195,956
50	299,284	2,394,269	224,269	1,894,269	1,994,269	2,144,269
70	292,822	2,342,574	172,574	1,842,574	1,942,574	2,092,574
90	286,361	2,290,887	120,887	1,790,887	1,890,887	2,040,887
100	283,129	2,265,036	95,036	1,765,036	1,865,036	2,015,036
125	275,053	2,200,427	30,427	1,700,427	1,800,427	1,950,427
150	266,976	2,135,810	-34,190	1,635,810	1,735,810	1,885,810
175	258,899	2,071,193	-88,807	1,571,193	1,671,193	1,821,193
200	250,823	2,006,585	-163,415	1,506,585	1,606,585	1,756,585
225	242,746	1,941,968	-228,032	1,441,968	1,541,968	1,691,968
250	234,669	1,877,351	-292,649	1,377,351	1,477,351	1,627,351
275	226,593	1,812,743	-357,257	1,312,743	1,412,743	1,562,743
300	218,516	1,748,126	-421,874	1,248,126	1,348,126	1,498,126
325	210,439	1,683,509	-486,491	1,183,509	1,283,509	1,433,509

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
£125	£325	£325	£325

**3- Welwyn Garden City, Panshanger, Hall Grove, Hg Private values £5167 psm**

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	364,239	2,913,908	743,908	2,413,908	2,513,908	2,663,908
20	357,777	2,862,213	692,213	2,362,213	2,462,213	2,612,213
30	354,546	2,836,370	666,370	2,336,370	2,436,370	2,586,370
50	348,084	2,784,675	614,675	2,284,675	2,384,675	2,534,675
70	341,622	2,732,980	562,980	2,232,980	2,332,980	2,482,980
90	335,162	2,681,293	511,293	2,181,293	2,281,293	2,431,293
100	331,931	2,655,450	485,450	2,155,450	2,255,450	2,405,450
125	323,854	2,590,833	420,833	2,090,833	2,190,833	2,340,833
150	315,777	2,526,216	356,216	2,026,216	2,126,216	2,276,216
175	307,701	2,461,608	291,608	1,961,608	2,061,608	2,211,608
200	299,624	2,396,991	226,991	1,896,991	1,996,991	2,146,991
225	291,547	2,332,374	162,374	1,832,374	1,932,374	2,082,374
250	283,471	2,267,757	97,757	1,767,757	1,867,757	2,017,757
275	275,394	2,203,149	33,149	1,703,149	1,803,149	1,953,149
300	267,317	2,138,532	-31,458	1,638,532	1,738,532	1,888,532
325	259,239	2,073,915	-96,065	1,573,915	1,673,915	1,823,915

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
£275	£325	£325	£325

**4- Welwyn, Oaklands, Mardley Heath and Digswell Private values £5382 psm**

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	430,507	3,444,058	1,274,058	2,944,058	3,044,058	3,194,058
20	424,045	3,392,363	1,222,363	2,892,363	2,992,363	3,142,363
30	420,815	3,366,520	1,196,520	2,866,520	2,966,520	3,116,520
50	414,353	3,314,825	1,144,825	2,814,825	2,914,825	3,064,825
70	407,892	3,263,138	1,093,138	2,763,138	2,863,138	3,013,138
90	401,430	3,211,443	1,041,443	2,711,443	2,811,443	2,961,443
100	398,200	3,185,599	1,015,599	2,685,599	2,785,599	2,935,599
125	390,123	3,120,982	950,982	2,620,982	2,720,982	2,870,982
150	382,046	3,056,366	886,366	2,556,366	2,656,366	2,806,366
175	373,970	2,991,757	821,757	2,491,757	2,591,757	2,741,757
200	365,893	2,927,140	757,140	2,427,140	2,527,140	2,677,140
225	357,815	2,862,524	692,524	2,362,524	2,462,524	2,612,524
250	349,739	2,797,915	627,915	2,297,915	2,397,915	2,547,915
275	341,662	2,733,298	563,298	2,233,298	2,333,298	2,483,298
300	333,585	2,668,682	498,682	2,168,682	2,268,682	2,418,682
325	325,508	2,604,065	434,065	2,104,065	2,204,065	2,354,065

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
£325	£325	£325	£325

**5- Brookman's Park, Little Heath, Cuffley, Essendon Private values £6781 psm**

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	844,660	6,757,277	4,587,277	6,257,277	6,357,277	6,507,277
20	838,198	6,705,582	4,535,582	6,205,582	6,305,582	6,455,582
30	834,967	6,679,738	4,509,738	6,179,738	6,279,738	6,429,738
50	828,505	6,628,043	4,458,043	6,128,043	6,228,043	6,378,043
70	822,043	6,576,356	4,406,356	6,076,356	6,176,356	6,326,356
90	815,583	6,524,662	4,354,662	6,024,662	6,124,662	6,274,662
100	812,352	6,498,818	4,328,818	5,998,818	6,098,818	6,248,818
125	804,275	6,434,201	4,264,201	5,934,201	6,034,201	6,194,201
150	796,198	6,369,585	4,199,585	5,869,585	5,969,585	6,119,585
175	788,122	6,304,976	4,134,976	5,804,976	5,904,976	6,054,976
200	780,045	6,240,359	4,070,359	5,740,359	5,840,359	5,990,359
225	771,968	6,175,743	4,005,743	5,675,743	5,775,743	5,925,743
250	763,891	6,111,126	3,941,126	5,611,126	5,711,126	5,861,126
275	755,815	6,046,517	3,876,517	5,546,517	5,646,517	5,796,517
300	747,738	5,981,900	3,811,900	5,481,900	5,581,900	5,731,900
325	739,660	5,917,284	3,747,284	5,417,284	5,517,284	5,667,284

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
£325	£325	£325	£325

**Community Infrastructure Levy  
Welwyn Hatfield BC**

Benchmark Land Values (per gross ha)			
BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Industrial	value 2 - Urban Openspace & other non backlands	Benchmark land value 3 - Greenfield (higher)	Benchmark land value 4 - Greenfield (lower)
£2,170,000	£500,000	£400,000	£250,000

**Site type 3**

Houses		Affordable %		Site area	
No of units	10 units	% Social Rented	25%	0.25 ha	
Density:	40 dph	% Aff Rent	51%	Net to gross	100%
		% Shrd Ownship	49%		
			0%	Growth	
				Sales	21%
				Build	10%

1- South Hatfield Private values £4844 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	540,059	2,160,238	-9,762	1,680,238	1,760,238	1,910,238
20	527,342	2,109,370	-60,630	1,609,370	1,709,370	1,859,370
30	520,984	2,083,938	-86,062	1,583,938	1,683,938	1,833,938
50	508,268	2,033,074	-136,926	1,533,074	1,633,074	1,783,074
70	495,552	1,982,209	-187,791	1,482,209	1,582,209	1,732,209
90	482,836	1,931,345	-238,655	1,431,345	1,531,345	1,681,345
100	476,478	1,905,913	-264,087	1,405,913	1,505,913	1,655,913
125	460,582	1,842,329	-327,671	1,342,329	1,442,329	1,592,329
150	444,687	1,778,749	-391,251	1,278,749	1,378,749	1,528,749
175	428,792	1,715,169	-454,831	1,215,169	1,315,169	1,465,169
200	412,896	1,651,585	-518,415	1,151,585	1,251,585	1,401,585
225	397,001	1,588,005	-581,995	1,088,005	1,188,005	1,338,005
250	381,106	1,524,425	-645,575	1,024,425	1,124,425	1,274,425
275	365,211	1,460,844	-709,156	960,844	1,060,844	1,210,844
300	349,315	1,397,260	-772,740	897,260	997,260	1,147,260
325	333,420	1,333,680	-836,320	833,680	933,680	1,083,680

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£325	£325	£325

2- Hatfield and Birchwood Private values £5005 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	637,728	2,550,913	380,913	2,050,913	2,150,913	2,300,913
20	625,011	2,500,045	330,045	2,000,045	2,100,045	2,250,045
30	618,653	2,474,613	304,613	1,974,613	2,074,613	2,224,613
50	605,937	2,423,749	253,749	1,923,749	2,023,749	2,173,749
70	593,221	2,372,885	202,885	1,872,885	1,972,885	2,122,885
90	580,505	2,322,021	152,021	1,822,021	1,922,021	2,072,021
100	574,146	2,296,585	126,585	1,796,585	1,896,585	2,046,585
125	558,251	2,233,004	63,004	1,733,004	1,833,004	1,983,004
150	542,356	2,169,424	-76	1,669,424	1,769,424	1,919,424
175	526,461	2,105,844	-46,156	1,605,844	1,705,844	1,865,844
200	510,565	2,042,260	-127,740	1,542,260	1,642,260	1,792,260
225	494,670	1,978,680	-191,320	1,478,680	1,578,680	1,728,680
250	478,775	1,915,100	-254,900	1,415,100	1,515,100	1,665,100
275	462,880	1,851,520	-318,480	1,351,520	1,451,520	1,601,520
300	446,984	1,787,936	-382,064	1,287,936	1,387,936	1,537,936
325	431,089	1,724,355	-445,645	1,224,355	1,324,355	1,474,355

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£125	£325	£325	£325

3- Welwyn Garden City, Panshanger, Hall Grove, H Private values £5167 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	733,751	2,935,003	765,003	2,435,003	2,535,003	2,685,003
20	721,034	2,884,135	714,135	2,384,135	2,484,135	2,634,135
30	714,676	2,858,703	688,703	2,358,703	2,458,703	2,608,703
50	701,960	2,807,839	637,839	2,307,839	2,407,839	2,557,839
70	689,244	2,756,975	586,975	2,256,975	2,356,975	2,506,975
90	676,528	2,706,111	536,111	2,206,111	2,306,111	2,456,111
100	670,170	2,680,678	510,678	2,180,678	2,280,678	2,430,678
125	654,274	2,617,094	447,094	2,117,094	2,217,094	2,367,094
150	638,379	2,553,514	383,514	2,053,514	2,153,514	2,303,514
175	622,484	2,489,934	319,934	1,989,934	2,089,934	2,239,934
200	606,589	2,426,354	256,354	1,926,354	2,026,354	2,176,354
225	590,692	2,362,770	192,770	1,862,770	1,962,770	2,112,770
250	574,797	2,299,190	129,190	1,799,190	1,899,190	2,049,190
275	558,902	2,235,610	65,610	1,735,610	1,835,610	1,985,610
300	543,006	2,172,026	2,026	1,672,026	1,772,026	1,922,026
325	527,111	2,108,445	-61,555	1,608,445	1,708,445	1,868,445

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£325	£325	£325

4- Welwyn, Oaklands, Mardley Heath and Digswell Private values £5382 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	864,126	3,456,505	1,286,505	2,956,505	3,056,505	3,206,505
20	851,410	3,405,641	1,235,641	2,905,641	3,005,641	3,155,641
30	845,052	3,380,209	1,210,209	2,880,209	2,980,209	3,130,209
50	832,336	3,329,344	1,159,344	2,829,344	2,929,344	3,079,344
70	819,619	3,278,478	1,108,478	2,778,478	2,878,478	3,028,478
90	806,903	3,227,612	1,057,612	2,727,612	2,827,612	2,977,612
100	800,545	3,202,180	1,032,180	2,702,180	2,802,180	2,952,180
125	784,650	3,138,600	968,600	2,638,600	2,738,600	2,888,600
150	768,755	3,075,020	905,020	2,575,020	2,675,020	2,825,020
175	752,859	3,011,436	841,436	2,511,436	2,611,436	2,761,436
200	736,964	2,947,856	777,856	2,447,856	2,547,856	2,697,856
225	721,069	2,884,276	714,276	2,384,276	2,484,276	2,634,276
250	705,174	2,820,695	650,695	2,320,695	2,420,695	2,570,695
275	689,278	2,757,111	587,111	2,257,111	2,357,111	2,507,111
300	673,383	2,693,531	523,531	2,193,531	2,293,531	2,443,531
325	657,488	2,629,951	459,951	2,129,951	2,229,951	2,379,951

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£325	£325	£325	£325

5- Brookman's Park, Little Heath, Cuffley, Essendon Private values £6781 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,679,142	6,716,570	4,546,570	6,216,570	6,316,570	6,466,570
20	1,666,425	6,665,702	4,495,702	6,165,702	6,265,702	6,415,702
30	1,660,067	6,640,269	4,470,269	6,140,269	6,240,269	6,390,269
50	1,647,351	6,589,405	4,419,405	6,089,405	6,189,405	6,339,405
70	1,634,635	6,538,541	4,368,541	6,038,541	6,138,541	6,288,541
90	1,621,919	6,487,677	4,317,677	5,987,677	6,087,677	6,237,677
100	1,615,560	6,462,241	4,292,241	5,962,241	6,062,241	6,212,241
125	1,599,665	6,398,661	4,228,661	5,898,661	5,998,661	6,148,661
150	1,583,770	6,335,081	4,165,081	5,835,081	5,935,081	6,085,081
175	1,567,875	6,271,501	4,101,501	5,771,501	5,871,501	6,021,501
200	1,551,979	6,207,917	4,037,917	5,707,917	5,807,917	5,957,917
225	1,536,084	6,144,337	3,974,337	5,644,337	5,744,337	5,894,337
250	1,520,189	6,080,756	3,910,756	5,580,756	5,680,756	5,830,756
275	1,504,294	6,017,176	3,847,176	5,517,176	5,617,176	5,767,176
300	1,488,398	5,953,592	3,783,592	5,453,592	5,553,592	5,703,592
325	1,472,503	5,890,012	3,720,012	5,390,012	5,490,012	5,640,012

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£325	£325	£325	£325

**Community Infrastructure Levy  
Welwyn Hatfield BC**

Benchmark Land Values (per gross ha)			
BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Industrial £2,170,000	value 2 - Urban Open-space & other non backlands £500,000	Benchmark land value 3 - Greenfield (higher) £400,000	Benchmark land value 4 - Greenfield (lower) £250,000

**Site type 4**

Flats and Houses	
No of units	12 units
Density:	86 dph

Affordable %	25%
% Social Rented	51%
% Aff Rent	49%
% Shrd Ownship	0%

Site area	0.14 ha
Net to gross	100%

Growth	
Sales	21%
Build	10%

1- South Hatfield

Private values £4844 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-357.739	-2,563.799	-4,733.799	-3,063.799	-2,063.799	-2,813.799
20	-372.952	-2,672.822	-4,842.822	-3,172.822	-2,072.822	-2,922.822
30	-380.558	-2,727.334	-4,897.334	-3,227.334	-2,127.334	-2,977.334
50	-395.771	-2,836.358	-5,006.358	-3,336.358	-2,236.358	-3,086.358
70	-410.983	-2,945.382	-5,115.382	-3,445.382	-2,345.382	-3,195.382
90	-426.196	-3,054.405	-5,224.405	-3,554.405	-2,454.405	-3,304.405
100	-433.802	-3,108.917	-5,278.917	-3,608.917	-2,508.917	-3,358.917
125	-452.819	-3,245.201	-5,415.201	-3,745.201	-2,645.201	-3,495.201
150	-471.834	-3,381.477	-5,551.477	-3,881.477	-2,781.477	-3,631.477
175	-490.850	-3,517.760	-5,687.760	-4,017.760	-2,917.760	-3,767.760
200	-509.866	-3,654.036	-5,824.036	-4,154.036	-3,054.036	-3,904.036
225	-528.882	-3,790.319	-5,960.319	-4,290.319	-3,190.319	-4,040.319
250	-547.898	-3,926.603	-6,096.603	-4,426.603	-3,326.603	-4,176.603
275	-566.913	-4,062.879	-6,232.879	-4,562.879	-3,462.879	-4,312.879
300	-585.930	-4,199.162	-6,369.162	-4,699.162	-3,599.162	-4,449.162
325	-604.945	-4,335.438	-6,505.438	-4,835.438	-3,735.438	-4,585.438

Maximum CIL rates (per square metre)

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

2- Hatfield and Birchwood

Private values £5005 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-257.725	-1,847.032	-4,017.032	-2,347.032	-2,247.032	-2,097.032
20	-272.938	-1,956.055	-4,126.055	-2,456.055	-2,356.055	-2,206.055
30	-280.544	-2,010.567	-4,180.567	-2,510.567	-2,410.567	-2,260.567
50	-295.757	-2,119.591	-4,289.591	-2,619.591	-2,519.591	-2,369.591
70	-310.970	-2,228.615	-4,398.615	-2,728.615	-2,628.615	-2,478.615
90	-326.182	-2,337.639	-4,507.639	-2,837.639	-2,737.639	-2,587.639
100	-333.788	-2,392.150	-4,562.150	-2,892.150	-2,792.150	-2,642.150
125	-352.805	-2,528.434	-4,698.434	-3,028.434	-2,928.434	-2,778.434
150	-371.820	-2,664.710	-4,834.710	-3,164.710	-3,064.710	-2,914.710
175	-390.836	-2,800.993	-4,970.993	-3,300.993	-3,200.993	-3,050.993
200	-409.853	-2,937.276	-5,107.276	-3,437.276	-3,337.276	-3,187.276
225	-428.868	-3,073.553	-5,243.553	-3,573.553	-3,473.553	-3,323.553
250	-447.884	-3,209.836	-5,379.836	-3,709.836	-3,609.836	-3,459.836
275	-466.899	-3,346.112	-5,516.112	-3,846.112	-3,746.112	-3,596.112
300	-485.916	-3,482.395	-5,652.395	-3,982.395	-3,882.395	-3,732.395
325	-504.932	-3,618.679	-5,788.679	-4,118.679	-4,018.679	-3,868.679

Maximum CIL rates (per square metre)

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

3- Welwyn Garden City, Panshanger, Hall Grove, H Private values £5167 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-159.397	-1,142.346	-3,312.346	-1,642.346	-1,542.346	-1,392.346
20	-174.610	-1,251.370	-3,421.370	-1,751.370	-1,651.370	-1,501.370
30	-182.216	-1,305.881	-3,475.881	-1,805.881	-1,705.881	-1,555.881
50	-197.429	-1,414.905	-3,584.905	-1,914.905	-1,814.905	-1,664.905
70	-212.641	-1,523.929	-3,693.929	-2,023.929	-1,923.929	-1,773.929
90	-227.854	-1,632.953	-3,802.953	-2,132.953	-2,032.953	-1,882.953
100	-235.460	-1,687.465	-3,857.465	-2,187.465	-2,087.465	-1,937.465
125	-254.476	-1,823.748	-3,993.748	-2,323.748	-2,223.748	-2,073.748
150	-273.493	-1,960.031	-4,130.031	-2,460.031	-2,360.031	-2,210.031
175	-292.509	-2,096.314	-4,266.314	-2,596.314	-2,496.314	-2,346.314
200	-311.524	-2,232.591	-4,402.591	-2,732.591	-2,632.591	-2,482.591
225	-330.540	-2,368.867	-4,538.867	-2,868.867	-2,768.867	-2,618.867
250	-349.556	-2,505.150	-4,675.150	-3,005.150	-2,905.150	-2,755.150
275	-368.572	-2,641.433	-4,811.433	-3,141.433	-3,041.433	-2,891.433
300	-387.587	-2,777.709	-4,947.709	-3,277.709	-3,177.709	-3,027.709
325	-406.604	-2,913.993	-5,083.993	-3,413.993	-3,313.993	-3,163.993

Maximum CIL rates (per square metre)

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

4- Welwyn, Oaklands, Mardley Heath and Digswell Private values £5382 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-25.891	-185.551	-2,355.551	-685.551	-585.551	-435.551
20	-41.104	-294.575	-2,464.575	-794.575	-694.575	-544.575
30	-48.710	-349.087	-2,519.087	-849.087	-749.087	-599.087
50	-63.922	-458.111	-2,628.111	-958.111	-858.111	-708.111
70	-79.135	-567.135	-2,737.135	-1,067.135	-967.135	-817.135
90	-94.348	-676.158	-2,846.158	-1,176.158	-1,076.158	-926.158
100	-101.954	-730.670	-2,900.670	-1,230.670	-1,130.670	-980.670
125	-120.970	-866.953	-3,036.953	-1,366.953	-1,266.953	-1,116.953
150	-139.986	-1,003.230	-3,173.230	-1,503.230	-1,403.230	-1,253.230
175	-159.002	-1,139.513	-3,309.513	-1,640.513	-1,540.513	-1,390.513
200	-178.018	-1,275.796	-3,445.796	-1,776.796	-1,676.796	-1,526.796
225	-197.033	-1,412.072	-3,582.072	-1,912.072	-1,812.072	-1,662.072
250	-216.050	-1,548.356	-3,718.356	-2,048.356	-1,948.356	-1,798.356
275	-235.065	-1,684.632	-3,854.632	-2,184.632	-2,084.632	-1,934.632
300	-254.081	-1,820.915	-3,990.915	-2,320.915	-2,220.915	-2,070.915
325	-273.096	-1,957.191	-4,127.191	-2,457.191	-2,357.191	-2,207.191

Maximum CIL rates (per square metre)

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

5- Brookman's Park, Little Heath, Cuffley, Essendon Private values £6781 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	796.539	5,708.533	3,538.533	5,208.533	5,308.533	5,458.533
20	781.556	5,601.153	3,431.153	5,101.153	5,201.153	5,351.153
30	774.064	5,547.455	3,377.455	5,047.455	5,147.455	5,297.455
50	759.080	5,440.075	3,270.075	4,940.075	5,040.075	5,190.075
70	744.096	5,332.687	3,162.687	4,832.687	4,932.687	5,082.687
90	729.112	5,225.300	3,055.300	4,725.300	4,825.300	4,975.300
100	721.620	5,171.610	3,001.610	4,671.610	4,771.610	4,921.610
125	702.889	5,037.373	2,867.373	4,537.373	4,637.373	4,787.373
150	684.160	4,903.144	2,733.144	4,403.144	4,503.144	4,653.144
175	665.429	4,768.908	2,598.908	4,268.908	4,368.908	4,518.908
200	646.699	4,634.679	2,464.679	4,134.679	4,234.679	4,384.679
225	627.969	4,500.443	2,330.443	4,000.443	4,100.443	4,250.443
250	609.239	4,366.214	2,196.214	3,866.214	3,966.214	4,116.214
275	590.510	4,231.985	2,061.985	3,731.985	3,831.985	3,981.985
300	571.779	4,097.749	1,927.749	3,597.749	3,697.749	3,847.749
325	553.049	3,963.520	1,793.520	3,463.520	3,563.520	3,713.520

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£325	£325	£325	£325



**Community Infrastructure Levy  
Welwyn Hatfield BC**

**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Industrial £2,170,000	value 2 - Urban Open space & other non backlands £500,000	Benchmark land value 3 - Greenfield (higher) £400,000	Benchmark land value 4 - Greenfield (lower) £250,000

**Site type 5**

Flats	
No of units	24 units
Density:	120 dph

Affordable %	25%
% Social Rented	51%
% Aff Rent	49%
% Shrd Ownship	0%

Site area	0.20 ha
Net to gross	100%

Growth	
Sales	21%
Build	10%

**1- South Hatfield**

**Private values £4844 psm**

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,277,877	-6,389,384	-8,559,384	-6,880,384	-6,789,384	-6,639,384
20	-1,303,631	-6,518,153	-8,688,153	-7,018,153	-6,918,153	-6,768,153
30	-1,316,508	-6,582,540	-8,752,540	-7,082,540	-6,982,540	-6,832,540
50	-1,342,262	-6,711,309	-8,881,309	-7,211,309	-7,111,309	-6,961,309
70	-1,368,016	-6,840,078	-9,010,078	-7,340,078	-7,240,078	-7,090,078
90	-1,393,769	-6,968,847	-9,138,847	-7,468,847	-7,368,847	-7,218,847
100	-1,406,646	-7,033,229	-9,203,229	-7,533,229	-7,433,229	-7,283,229
125	-1,438,838	-7,194,189	-9,364,189	-7,694,189	-7,594,189	-7,444,189
150	-1,471,031	-7,355,155	-9,525,155	-7,855,155	-7,755,155	-7,605,155
175	-1,503,223	-7,516,115	-9,686,115	-8,016,115	-7,916,115	-7,766,115
200	-1,535,415	-7,677,075	-9,847,075	-8,177,075	-8,077,075	-7,927,075
225	-1,567,607	-7,838,035	-10,008,035	-8,338,035	-8,238,035	-8,088,035
250	-1,599,799	-7,998,995	-10,168,995	-8,498,995	-8,398,995	-8,248,995
275	-1,631,992	-8,159,960	-10,329,960	-8,659,960	-8,559,960	-8,409,960
300	-1,664,184	-8,320,920	-10,490,920	-8,820,920	-8,720,920	-8,570,920
325	-1,696,376	-8,481,880	-10,651,880	-8,981,880	-8,881,880	-8,731,880

**Maximum CIL rates (per square metre)**

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

**2- Hatfield and Birchwood**

**Private values £5005 psm**

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,119,976	-5,599,878	-7,769,878	-6,099,878	-5,999,878	-5,849,878
20	-1,145,729	-5,728,647	-7,898,647	-6,228,647	-6,128,647	-5,978,647
30	-1,158,606	-5,793,029	-7,963,029	-6,293,029	-6,193,029	-6,043,029
50	-1,184,360	-5,921,798	-8,091,798	-6,421,798	-6,321,798	-6,171,798
70	-1,210,113	-6,050,567	-8,220,567	-6,550,567	-6,450,567	-6,300,567
90	-1,235,867	-6,179,336	-8,349,336	-6,679,336	-6,579,336	-6,429,336
100	-1,248,745	-6,243,723	-8,413,723	-6,743,723	-6,643,723	-6,493,723
125	-1,280,937	-6,404,683	-8,574,683	-6,904,683	-6,804,683	-6,654,683
150	-1,313,129	-6,565,643	-8,735,643	-7,065,643	-6,965,643	-6,815,643
175	-1,345,322	-6,726,603	-8,896,603	-7,226,603	-7,126,603	-6,976,603
200	-1,377,514	-6,887,563	-9,057,563	-7,387,563	-7,287,563	-7,137,563
225	-1,409,706	-7,048,523	-9,218,523	-7,548,523	-7,448,523	-7,298,523
250	-1,441,898	-7,209,483	-9,379,483	-7,709,483	-7,609,483	-7,459,483
275	-1,474,090	-7,370,443	-9,540,443	-7,870,443	-7,770,443	-7,620,443
300	-1,506,283	-7,531,414	-9,701,414	-8,031,414	-7,931,414	-7,781,414
325	-1,538,475	-7,692,374	-9,862,374	-8,192,374	-8,092,374	-7,942,374

**Maximum CIL rates (per square metre)**

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

**3- Welwyn Garden City, Panshanger, Hall Grove, H1**

**Private values £5167 psm**

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-964,733	-4,823,664	-6,993,664	-5,323,664	-5,223,664	-5,073,664
20	-990,487	-4,952,433	-7,122,433	-5,452,433	-5,352,433	-5,202,433
30	-1,003,363	-5,016,815	-7,186,815	-5,516,815	-5,416,815	-5,266,815
50	-1,029,117	-5,145,584	-7,315,584	-5,645,584	-5,545,584	-5,395,584
70	-1,054,871	-5,274,353	-7,444,353	-5,774,353	-5,674,353	-5,524,353
90	-1,080,624	-5,403,122	-7,573,122	-5,903,122	-5,803,122	-5,653,122
100	-1,093,502	-5,467,509	-7,637,509	-5,967,509	-5,867,509	-5,717,509
125	-1,125,694	-5,628,469	-7,798,469	-6,128,469	-6,028,469	-5,878,469
150	-1,157,886	-5,789,429	-7,959,429	-6,289,429	-6,189,429	-6,039,429
175	-1,190,078	-5,950,389	-8,120,389	-6,450,389	-6,350,389	-6,200,389
200	-1,222,270	-6,111,350	-8,281,350	-6,611,350	-6,511,350	-6,361,350
225	-1,254,463	-6,272,315	-8,442,315	-6,772,315	-6,672,315	-6,522,315
250	-1,286,655	-6,433,275	-8,603,275	-6,933,275	-6,833,275	-6,683,275
275	-1,318,847	-6,594,235	-8,764,235	-7,094,235	-6,994,235	-6,844,235
300	-1,351,039	-6,755,195	-8,925,195	-7,255,195	-7,155,195	-7,005,195
325	-1,383,232	-6,916,160	-9,086,160	-7,416,160	-7,316,160	-7,166,160

**Maximum CIL rates (per square metre)**

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

**4- Welwyn, Oaklands, Mardley Heath and Digswell**

**Private values £5382 psm**

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-753,954	-3,769,769	-5,939,769	-4,269,769	-4,169,769	-4,019,769
20	-779,708	-3,898,538	-6,068,538	-4,398,538	-4,298,538	-4,148,538
30	-792,584	-3,962,920	-6,132,920	-4,462,920	-4,362,920	-4,212,920
50	-818,338	-4,091,689	-6,261,689	-4,591,689	-4,491,689	-4,341,689
70	-844,092	-4,220,458	-6,390,458	-4,720,458	-4,620,458	-4,470,458
90	-869,845	-4,349,227	-6,519,227	-4,849,227	-4,749,227	-4,599,227
100	-882,722	-4,413,609	-6,583,609	-4,913,609	-4,813,609	-4,663,609
125	-914,915	-4,574,574	-6,744,574	-5,074,574	-4,974,574	-4,824,574
150	-947,107	-4,735,534	-6,905,534	-5,235,534	-5,135,534	-4,985,534
175	-979,299	-4,896,494	-7,066,494	-5,396,494	-5,296,494	-5,146,494
200	-1,011,491	-5,057,454	-7,227,454	-5,557,454	-5,457,454	-5,307,454
225	-1,043,683	-5,218,415	-7,388,415	-5,718,415	-5,618,415	-5,468,415
250	-1,075,876	-5,379,380	-7,549,380	-5,879,380	-5,779,380	-5,629,380
275	-1,108,068	-5,540,340	-7,710,340	-6,040,340	-5,940,340	-5,790,340
300	-1,140,260	-5,701,300	-7,871,300	-6,201,300	-6,101,300	-5,951,300
325	-1,172,452	-5,862,260	-8,032,260	-6,362,260	-6,262,260	-6,112,260

**Maximum CIL rates (per square metre)**

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

**5- Brookman's Park, Little Heath, Cuffley, Essendon**

**Private values £6781 psm**

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	555,269	2,776,345	606,345	2,276,345	2,376,345	2,526,345
20	529,902	2,649,512	479,512	2,149,512	2,249,512	2,399,512
30	517,219	2,586,093	416,093	2,086,093	2,186,093	2,336,093
50	491,852	2,459,261	289,261	1,959,261	2,059,261	2,209,261
70	466,486	2,332,428	162,428	1,832,428	1,932,428	2,082,428
90	441,118	2,205,596	35,590	1,705,590	1,805,590	1,955,590
100	428,435	2,142,176	-27,824	1,642,176	1,742,176	1,892,176
125	396,726	1,983,632	-186,368	1,483,632	1,583,632	1,733,632
150	365,018	1,825,092	-344,908	1,325,092	1,425,092	1,575,092
175	333,310	1,666,549	-503,452	1,166,549	1,266,549	1,416,549
200	301,602	1,508,008	-661,992	1,008,008	1,108,008	1,258,008
225	269,893	1,349,464	-820,536	849,464	949,464	1,099,464
250	238,185	1,190,924	-979,076	690,924	790,924	940,924
275	206,476	1,032,380	-1,137,620	532,380	632,380	782,380
300	174,768	873,840	-1,296,160	373,840	473,840	623,840
325	143,059	715,296	-1,454,704	215,296	315,296	465,296

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
£90	£325	£325	£325

**Community Infrastructure Levy  
Welwyn Hatfield BC**

Benchmark Land Values (per gross ha)			
BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Industrial	value 2 - Urban Open-space & other non backlands	Benchmark land value 3 - Greenfield (higher)	Benchmark land value 4 - Greenfield (lower)
£2,170,000	£500,000	£400,000	£250,000

Site type 6	
Houses	
No of units	50 units
Density:	40 dph

Affordable %	25%	Site area	1.79 ha
% Social Rented	51%	Net to gross	70%
% Aff Rent	49%		
% Shrd Ownship	0%	Growth	
		Sales	21%
		Build	10%

1- South Hatfield Private values £4844 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,923,592	1,637,212	-532,788	1,137,212	1,237,212	1,387,212
20	2,870,134	1,607,275	-562,725	1,107,275	1,207,275	1,357,275
30	2,843,373	1,592,289	-577,711	1,092,289	1,192,289	1,342,289
50	2,789,851	1,562,316	-607,684	1,062,316	1,162,316	1,312,316
70	2,736,328	1,532,343	-637,657	1,032,343	1,132,343	1,282,343
90	2,682,805	1,502,371	-667,629	1,002,371	1,102,371	1,252,371
100	2,656,043	1,487,384	-682,616	987,384	1,087,384	1,237,384
125	2,589,140	1,449,918	-720,082	949,918	1,049,918	1,199,918
150	2,522,236	1,412,452	-757,548	912,452	1,012,452	1,162,452
175	2,455,333	1,374,987	-795,013	874,987	974,987	1,124,987
200	2,388,429	1,337,520	-832,480	837,520	937,520	1,087,520
225	2,321,525	1,300,054	-869,946	800,054	900,054	1,050,054
250	2,254,623	1,262,589	-907,411	762,589	862,589	1,012,589
275	2,187,719	1,225,122	-944,878	725,122	825,122	975,122
300	2,120,815	1,187,656	-982,344	687,656	787,656	937,656
325	2,053,912	1,150,191	-1,019,809	650,191	750,191	900,191

Maximum CIL rates (per square metre)			
BLV1	BLV2	BLV3	BLV4
#N/A	£325	£325	£325

2- Hatfield and Birchwood Private values £5005 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,478,665	1,948,052	-221,948	1,448,052	1,548,052	1,698,052
20	3,425,946	1,918,530	-251,470	1,418,530	1,518,530	1,668,530
30	3,399,586	1,903,768	-266,232	1,403,768	1,503,768	1,653,768
50	3,346,868	1,874,246	-295,754	1,374,246	1,474,246	1,624,246
70	3,294,150	1,844,724	-325,276	1,344,724	1,444,724	1,594,724
90	3,241,432	1,815,202	-354,798	1,315,202	1,415,202	1,565,202
100	3,215,072	1,800,441	-369,559	1,300,441	1,400,441	1,550,441
125	3,149,174	1,763,538	-406,462	1,263,538	1,363,538	1,513,538
150	3,083,276	1,726,635	-443,365	1,226,635	1,326,635	1,476,635
175	3,017,378	1,689,732	-480,268	1,189,732	1,289,732	1,439,732
200	2,951,480	1,652,829	-517,171	1,152,829	1,252,829	1,402,829
225	2,885,583	1,615,926	-554,074	1,115,926	1,215,926	1,365,926
250	2,819,685	1,579,023	-590,977	1,079,023	1,179,023	1,329,023
275	2,753,788	1,542,120	-627,880	1,042,120	1,142,120	1,292,120
300	2,687,890	1,505,217	-664,783	1,005,217	1,105,217	1,255,217
325	2,621,993	1,468,314	-701,686	968,314	1,068,314	1,218,314

Maximum CIL rates (per square metre)			
BLV1	BLV2	BLV3	BLV4
#N/A	£325	£325	£325

3- Welwyn Garden City, Panshanger, Hall Grove, H Private values £5167 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,024,266	2,253,589	83,589	1,753,589	1,853,589	2,003,589
20	3,971,547	2,224,066	54,066	1,724,066	1,824,066	1,974,066
30	3,945,189	2,209,306	39,306	1,709,306	1,809,306	1,959,306
50	3,892,470	2,179,783	9,783	1,679,783	1,779,783	1,929,783
70	3,839,751	2,150,261	-19,739	1,650,261	1,750,261	1,900,261
90	3,787,033	2,120,739	-49,261	1,620,739	1,720,739	1,870,739
100	3,760,674	2,105,977	-64,023	1,605,977	1,705,977	1,855,977
125	3,694,776	2,069,074	-100,926	1,569,074	1,669,074	1,819,074
150	3,628,878	2,032,172	-137,828	1,532,172	1,632,172	1,782,172
175	3,562,980	1,995,269	-174,731	1,495,269	1,595,269	1,745,269
200	3,497,082	1,958,366	-211,634	1,458,366	1,558,366	1,708,366
225	3,431,184	1,921,463	-248,537	1,421,463	1,521,463	1,671,463
250	3,365,286	1,884,560	-285,440	1,384,560	1,484,560	1,634,560
275	3,299,388	1,847,657	-322,343	1,347,657	1,447,657	1,597,657
300	3,233,490	1,810,754	-359,246	1,310,754	1,410,754	1,560,754
325	3,167,591	1,773,851	-396,149	1,273,851	1,373,851	1,523,851

Maximum CIL rates (per square metre)			
BLV1	BLV2	BLV3	BLV4
£50	£325	£325	£325

4- Welwyn, Oaklands, Mardley Heath and Digswell Private values £5382 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,765,231	2,668,529	498,529	2,168,529	2,268,529	2,418,529
20	4,712,513	2,639,007	469,007	2,139,007	2,239,007	2,389,007
30	4,686,154	2,624,246	454,246	2,124,246	2,224,246	2,374,246
50	4,633,435	2,594,723	424,723	2,094,723	2,194,723	2,344,723
70	4,580,717	2,565,201	395,201	2,065,201	2,165,201	2,315,201
90	4,527,998	2,535,679	365,679	2,035,679	2,135,679	2,285,679
100	4,501,639	2,520,918	350,918	2,020,918	2,120,918	2,270,918
125	4,435,741	2,484,015	314,015	1,984,015	2,084,015	2,234,015
150	4,369,843	2,447,112	277,112	1,947,112	2,047,112	2,197,112
175	4,303,945	2,410,209	240,209	1,910,209	2,010,209	2,160,209
200	4,238,047	2,373,306	203,306	1,873,306	1,973,306	2,123,306
225	4,172,149	2,336,403	166,403	1,836,403	1,936,403	2,086,403
250	4,106,251	2,299,500	129,500	1,799,500	1,899,500	2,049,500
275	4,040,353	2,262,597	92,597	1,762,597	1,862,597	2,012,597
300	3,974,455	2,225,694	55,694	1,725,694	1,825,694	1,975,694
325	3,908,557	2,188,792	19,792	1,688,792	1,788,792	1,938,792

Maximum CIL rates (per square metre)			
BLV1	BLV2	BLV3	BLV4
£325	£325	£325	£325

5- Brookman's Park, Little Heath, Cuffley, Essendon Private values £6781 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	9,381,910	5,253,869	3,083,869	4,753,869	4,853,869	5,003,869
20	9,329,984	5,224,791	3,054,791	4,724,791	4,824,791	4,974,791
30	9,304,021	5,210,251	3,040,251	4,710,251	4,810,251	4,960,251
50	9,252,096	5,181,173	3,011,173	4,681,173	4,781,173	4,931,173
70	9,200,171	5,152,094	2,982,094	4,652,094	4,752,094	4,902,094
90	9,148,246	5,123,016	2,953,016	4,623,016	4,723,016	4,873,016
100	9,122,279	5,108,476	2,938,476	4,608,476	4,708,476	4,858,476
125	9,057,372	5,072,128	2,902,128	4,572,128	4,672,128	4,822,128
150	8,992,465	5,035,779	2,865,779	4,535,779	4,635,779	4,785,779
175	8,927,558	4,999,431	2,829,431	4,499,431	4,599,431	4,749,431
200	8,862,651	4,963,083	2,793,083	4,463,083	4,563,083	4,713,083
225	8,797,744	4,926,735	2,756,735	4,426,735	4,526,735	4,676,735
250	8,732,837	4,890,387	2,720,387	4,390,387	4,490,387	4,640,387
275	8,667,930	4,854,038	2,684,038	4,354,038	4,454,038	4,604,038
300	8,603,023	4,817,690	2,647,690	4,317,690	4,417,690	4,567,690
325	8,538,116	4,781,342	2,611,342	4,281,342	4,381,342	4,531,342

Maximum CIL rates (per square metre)			
BLV1	BLV2	BLV3	BLV4
£325	£325	£325	£325

**Community Infrastructure Levy  
Welwyn Hatfield BC**

Benchmark Land Values (per gross ha)			
BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Industrial £2,170,000	value 2 - Urban Open-space & other non backlands £500,000	Benchmark land value 3 - Greenfield (higher) £400,000	Benchmark land value 4 - Greenfield (lower) £250,000

Site type 7	
Houses	
No of units	70 units
Density:	30 dph

Affordable %	25%
% Social Rented	51%
% Aff Rent	49%
% Shrd Ownership	0%

Site area	3.11 ha
Net to gross	75%

Growth	
Sales	21%
Build	10%

1- South Hatfield Private values £4844 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,878,239	1,246,577	-923,423	746,577	846,577	996,577
20	3,782,879	1,215,925	-954,075	715,925	815,925	965,925
30	3,734,528	1,200,384	-969,616	700,384	800,384	950,384
50	3,637,827	1,169,302	-1,000,698	669,302	769,302	919,302
70	3,541,127	1,138,219	-1,031,781	638,219	738,219	888,219
90	3,444,425	1,107,137	-1,062,863	607,137	707,137	857,137
100	3,396,075	1,091,596	-1,078,404	591,596	691,596	841,596
125	3,275,199	1,052,743	-1,117,257	552,743	652,743	802,743
150	3,154,323	1,013,889	-1,156,111	513,889	613,889	763,889
175	3,033,447	975,037	-1,194,963	475,037	575,037	725,037
200	2,912,571	936,184	-1,233,816	436,184	536,184	686,184
225	2,791,695	897,330	-1,272,670	397,330	497,330	647,330
250	2,670,818	858,477	-1,311,523	358,477	458,477	608,477
275	2,549,943	819,624	-1,350,376	319,624	419,624	569,624
300	2,429,066	780,771	-1,389,229	280,771	380,771	530,771
325	2,308,190	741,918	-1,428,082	241,918	341,918	491,918

Maximum CIL rates (per square metre)			
BLV1	BLV2	BLV3	BLV4
#N/A	£325	£325	£325

2- Hatfield and Birchwood Private values £5005 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,598,943	1,478,232	-691,768	978,232	1,078,232	1,228,232
20	4,503,695	1,447,616	-722,384	947,616	1,047,616	1,197,616
30	4,456,072	1,432,309	-737,691	932,309	1,032,309	1,182,309
50	4,360,824	1,401,693	-768,307	901,693	1,001,693	1,151,693
70	4,265,577	1,371,078	-798,922	871,078	971,078	1,121,078
90	4,170,329	1,340,463	-829,537	840,463	940,463	1,090,463
100	4,122,705	1,325,155	-844,845	825,155	925,155	1,075,155
125	4,003,646	1,286,886	-883,114	786,886	886,886	1,036,886
150	3,884,095	1,248,459	-921,541	748,459	848,459	998,459
175	3,763,218	1,209,606	-960,394	709,606	809,606	959,606
200	3,642,341	1,170,753	-999,247	670,753	770,753	920,753
225	3,521,464	1,131,900	-1,038,100	631,900	731,900	881,900
250	3,400,587	1,093,047	-1,076,953	593,047	693,047	843,047
275	3,279,710	1,054,194	-1,115,806	554,194	654,194	804,194
300	3,158,833	1,015,341	-1,154,659	515,341	615,341	765,341
325	3,037,956	976,488	-1,193,512	476,488	576,488	726,488

Maximum CIL rates (per square metre)			
BLV1	BLV2	BLV3	BLV4
#N/A	£325	£325	£325

3- Welwyn Garden City, Panshanger, Hall Grove, Hg Private values £5167 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,307,350	1,705,934	-464,066	1,205,934	1,305,934	1,455,934
20	5,212,102	1,675,318	-494,682	1,175,318	1,275,318	1,425,318
30	5,164,478	1,660,011	-509,989	1,160,011	1,260,011	1,410,011
50	5,069,230	1,629,395	-540,605	1,129,395	1,229,395	1,379,395
70	4,973,982	1,598,780	-571,220	1,098,780	1,198,780	1,348,780
90	4,878,735	1,568,165	-601,835	1,068,165	1,168,165	1,318,165
100	4,831,111	1,552,857	-617,143	1,052,857	1,152,857	1,302,857
125	4,712,052	1,514,588	-655,412	1,014,588	1,114,588	1,264,588
150	4,592,992	1,476,319	-693,681	976,319	1,076,319	1,226,319
175	4,473,933	1,438,050	-731,950	938,050	1,038,050	1,188,050
200	4,354,873	1,399,781	-770,219	899,781	999,781	1,149,781
225	4,235,814	1,361,512	-808,488	861,512	961,512	1,111,512
250	4,116,755	1,323,243	-846,757	823,243	923,243	1,073,243
275	3,997,695	1,284,974	-885,026	784,974	884,974	1,034,974
300	3,878,636	1,246,705	-923,295	746,705	846,705	996,705
325	3,759,576	1,208,436	-961,564	708,436	808,436	958,436

Maximum CIL rates (per square metre)			
BLV1	BLV2	BLV3	BLV4
#N/A	£325	£325	£325

4- Welwyn, Oaklands, Mardley Heath and Digswell Private values £5382 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,269,415	2,015,169	-154,831	1,515,169	1,615,169	1,765,169
20	6,174,167	1,984,554	-185,446	1,484,554	1,584,554	1,734,554
30	6,126,543	1,969,246	-200,754	1,469,246	1,569,246	1,719,246
50	6,031,295	1,938,631	-231,369	1,438,631	1,538,631	1,688,631
70	5,936,047	1,908,016	-261,984	1,408,016	1,508,016	1,658,016
90	5,840,799	1,877,400	-292,600	1,377,400	1,477,400	1,627,400
100	5,793,175	1,862,093	-307,907	1,362,093	1,462,093	1,612,093
125	5,674,116	1,823,824	-346,176	1,323,824	1,423,824	1,573,824
150	5,555,057	1,785,555	-384,445	1,285,555	1,385,555	1,535,555
175	5,435,998	1,747,286	-422,714	1,247,286	1,347,286	1,497,286
200	5,316,939	1,709,017	-460,983	1,209,017	1,309,017	1,459,017
225	5,197,880	1,670,747	-499,252	1,170,747	1,270,747	1,420,747
250	5,078,821	1,632,478	-537,521	1,132,478	1,232,478	1,382,478
275	4,959,762	1,594,209	-575,790	1,094,209	1,194,209	1,344,209
300	4,840,703	1,555,940	-614,059	1,055,940	1,155,940	1,305,940
325	4,721,644	1,517,671	-652,328	1,017,671	1,117,671	1,267,671

Maximum CIL rates (per square metre)			
BLV1	BLV2	BLV3	BLV4
#N/A	£325	£325	£325

5- Brookman's Park, Little Heath, Cuffley, Essendon Private values £6781 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	12,262,452	3,941,502	1,771,502	3,441,502	3,541,502	3,691,502
20	12,168,636	3,911,347	1,741,347	3,411,347	3,511,347	3,661,347
30	12,121,727	3,896,269	1,726,269	3,396,269	3,496,269	3,646,269
50	12,027,911	3,866,114	1,696,114	3,366,114	3,466,114	3,616,114
70	11,934,095	3,835,959	1,665,959	3,335,959	3,435,959	3,585,959
90	11,840,279	3,805,804	1,635,804	3,305,804	3,405,804	3,555,804
100	11,793,370	3,790,726	1,620,726	3,290,726	3,390,726	3,540,726
125	11,676,101	3,753,033	1,583,033	3,253,033	3,353,033	3,503,033
150	11,558,831	3,715,338	1,545,338	3,215,338	3,315,338	3,465,338
175	11,441,561	3,677,644	1,507,644	3,177,644	3,277,644	3,427,644
200	11,324,290	3,639,950	1,469,950	3,139,950	3,239,950	3,389,950
225	11,207,020	3,602,256	1,432,256	3,102,256	3,202,256	3,352,256
250	11,089,751	3,564,563	1,394,563	3,064,563	3,164,563	3,314,563
275	10,972,481	3,526,869	1,356,869	3,026,869	3,126,869	3,276,869
300	10,855,211	3,489,175	1,319,175	2,989,175	3,089,175	3,239,175
325	10,737,941	3,451,481	1,281,481	2,951,481	3,051,481	3,201,481

Maximum CIL rates (per square metre)			
BLV1	BLV2	BLV3	BLV4
£325	£325	£325	£325

**Community Infrastructure Levy  
Welwyn Hatfield BC**

**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Industrial £2,170,000	value 2 - Urban Openspace & other near backlands £500,000	Benchmark land value 3 - Greenfield (higher) £400,000	Benchmark land value 4 - Greenfield (lower) £250,000

**Site type 8**

Flats	
No of units	100 units
Density:	100 dph

Affordable %	25%
% Social Rented	51%
% Aff Rent	49%
% Shrd Ownship	0%

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	21%
Build	10%

1- South Hatfield

Private values £4844 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-4,990,555	-4,990,555	-7,160,555	-5,490,555	-5,390,555	-5,240,555
20	-5,096,644	-5,096,644	-7,266,644	-5,596,644	-5,496,644	-5,346,644
30	-5,149,689	-5,149,689	-7,319,689	-5,649,689	-5,549,689	-5,399,689
50	-5,255,777	-5,255,777	-7,425,777	-5,755,777	-5,655,777	-5,505,777
70	-5,361,867	-5,361,867	-7,531,867	-5,861,867	-5,761,867	-5,611,867
90	-5,467,955	-5,467,955	-7,637,955	-5,967,955	-5,867,955	-5,717,955
100	-5,521,000	-5,521,000	-7,691,000	-6,021,000	-5,921,000	-5,771,000
125	-5,653,611	-5,653,611	-7,823,611	-6,153,611	-6,053,611	-5,903,611
150	-5,786,222	-5,786,222	-7,956,222	-6,286,222	-6,186,222	-6,036,222
175	-5,918,834	-5,918,834	-8,088,834	-6,418,834	-6,318,834	-6,168,834
200	-6,051,445	-6,051,445	-8,221,445	-6,551,445	-6,451,445	-6,301,445
225	-6,184,056	-6,184,056	-8,354,056	-6,684,056	-6,584,056	-6,434,056
250	-6,316,667	-6,316,667	-8,486,667	-6,816,667	-6,716,667	-6,566,667
275	-6,449,279	-6,449,279	-8,619,279	-6,949,279	-6,849,279	-6,699,279
300	-6,581,889	-6,581,889	-8,751,889	-7,081,889	-6,981,889	-6,831,889
325	-6,714,501	-6,714,501	-8,884,501	-7,214,501	-7,114,501	-6,964,501

Maximum CIL rates (per square metre)

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

2- Hatfield and Birchwood

Private values £5005 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-4,330,896	-4,330,896	-6,500,896	-4,830,896	-4,730,896	-4,590,896
20	-4,436,985	-4,436,985	-6,606,985	-4,936,985	-4,836,985	-4,686,985
30	-4,490,029	-4,490,029	-6,660,029	-4,990,029	-4,890,029	-4,740,029
50	-4,596,118	-4,596,118	-6,766,118	-5,096,118	-4,996,118	-4,846,118
70	-4,702,207	-4,702,207	-6,872,207	-5,202,207	-5,102,207	-4,952,207
90	-4,808,296	-4,808,296	-6,978,296	-5,308,296	-5,208,296	-5,058,296
100	-4,861,340	-4,861,340	-7,031,340	-5,361,340	-5,261,340	-5,111,340
125	-4,993,951	-4,993,951	-7,163,951	-5,493,951	-5,393,951	-5,243,951
150	-5,126,563	-5,126,563	-7,296,563	-5,626,563	-5,526,563	-5,376,563
175	-5,259,173	-5,259,173	-7,429,173	-5,759,173	-5,659,173	-5,509,173
200	-5,391,785	-5,391,785	-7,561,785	-5,891,785	-5,791,785	-5,641,785
225	-5,524,396	-5,524,396	-7,694,396	-6,024,396	-5,924,396	-5,774,396
250	-5,657,008	-5,657,008	-7,827,008	-6,157,008	-6,057,008	-5,907,008
275	-5,789,618	-5,789,618	-7,959,618	-6,289,618	-6,189,618	-6,039,618
300	-5,922,230	-5,922,230	-8,092,230	-6,422,230	-6,322,230	-6,172,230
325	-6,054,841	-6,054,841	-8,224,841	-6,554,841	-6,454,841	-6,304,841

Maximum CIL rates (per square metre)

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

3- Welwyn Garden City, Panshanger, Hall Grove, Hg Private values £5167 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-3,682,193	-3,682,193	-5,852,193	-4,182,193	-4,082,193	-3,932,193
20	-3,788,282	-3,788,282	-5,958,282	-4,288,282	-4,188,282	-4,038,282
30	-3,841,327	-3,841,327	-6,011,327	-4,341,327	-4,241,327	-4,091,327
50	-3,947,415	-3,947,415	-6,117,415	-4,447,415	-4,347,415	-4,197,415
70	-4,053,505	-4,053,505	-6,223,505	-4,553,505	-4,453,505	-4,303,505
90	-4,159,593	-4,159,593	-6,329,593	-4,659,593	-4,559,593	-4,409,593
100	-4,212,638	-4,212,638	-6,382,638	-4,712,638	-4,612,638	-4,462,638
125	-4,345,249	-4,345,249	-6,515,249	-4,845,249	-4,745,249	-4,595,249
150	-4,477,860	-4,477,860	-6,647,860	-4,977,860	-4,877,860	-4,727,860
175	-4,610,472	-4,610,472	-6,780,472	-5,110,472	-5,010,472	-4,860,472
200	-4,743,083	-4,743,083	-6,913,083	-5,243,083	-5,143,083	-4,993,083
225	-4,875,694	-4,875,694	-7,045,694	-5,375,694	-5,275,694	-5,125,694
250	-5,008,305	-5,008,305	-7,178,305	-5,508,305	-5,408,305	-5,258,305
275	-5,140,917	-5,140,917	-7,310,917	-5,640,917	-5,540,917	-5,390,917
300	-5,273,527	-5,273,527	-7,443,527	-5,773,527	-5,673,527	-5,523,527
325	-5,406,139	-5,406,139	-7,576,139	-5,906,139	-5,806,139	-5,656,139

Maximum CIL rates (per square metre)

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

4- Welwyn, Oaklands, Mardley Heath and Digswell Private values £5382 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-2,801,642	-2,801,642	-4,971,642	-3,301,642	-3,201,642	-3,051,642
20	-2,907,731	-2,907,731	-5,077,731	-3,407,731	-3,307,731	-3,157,731
30	-2,960,776	-2,960,776	-5,130,776	-3,460,776	-3,360,776	-3,210,776
50	-3,066,864	-3,066,864	-5,236,864	-3,566,864	-3,466,864	-3,316,864
70	-3,172,953	-3,172,953	-5,342,953	-3,672,953	-3,572,953	-3,422,953
90	-3,279,043	-3,279,043	-5,449,043	-3,779,043	-3,679,043	-3,529,043
100	-3,332,088	-3,332,088	-5,502,088	-3,832,088	-3,732,088	-3,582,088
125	-3,464,698	-3,464,698	-5,634,698	-3,964,698	-3,864,698	-3,714,698
150	-3,597,309	-3,597,309	-5,767,309	-4,097,309	-3,997,309	-3,847,309
175	-3,729,920	-3,729,920	-5,899,920	-4,229,920	-4,129,920	-3,979,920
200	-3,862,531	-3,862,531	-6,032,531	-4,362,531	-4,262,531	-4,112,531
225	-3,995,143	-3,995,143	-6,165,143	-4,495,143	-4,395,143	-4,245,143
250	-4,127,753	-4,127,753	-6,297,753	-4,627,753	-4,527,753	-4,377,753
275	-4,260,365	-4,260,365	-6,430,365	-4,760,365	-4,660,365	-4,510,365
300	-4,392,976	-4,392,976	-6,562,976	-4,892,976	-4,792,976	-4,642,976
325	-4,525,588	-4,525,588	-6,695,588	-5,025,588	-4,925,588	-4,775,588

Maximum CIL rates (per square metre)

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

5- Brookman's Park, Little Heath, Cuffley, Essendon Private values £6781 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,621,383	2,621,383	451,383	2,121,383	2,221,383	2,371,383
20	2,518,460	2,518,460	348,460	2,018,460	2,118,460	2,268,460
30	2,466,997	2,466,997	296,997	1,966,997	2,066,997	2,216,997
50	2,364,073	2,364,073	194,073	1,864,073	1,964,073	2,114,073
70	2,261,149	2,261,149	91,149	1,761,149	1,861,149	2,011,149
90	2,158,225	2,158,225	-11,775	1,658,225	1,758,225	1,908,225
100	2,106,763	2,106,763	-63,237	1,606,763	1,706,763	1,856,763
125	1,978,108	1,978,108	-191,892	1,478,108	1,578,108	1,728,108
150	1,849,452	1,849,452	-320,548	1,349,452	1,449,452	1,599,452
175	1,720,797	1,720,797	-449,203	1,220,797	1,320,797	1,470,797
200	1,592,142	1,592,142	-577,858	1,092,142	1,192,142	1,342,142
225	1,463,487	1,463,487	-706,513	963,487	1,063,487	1,213,487
250	1,334,832	1,334,832	-835,168	834,832	934,832	1,084,832
275	1,206,177	1,206,177	-963,823	706,177	806,177	956,177
300	1,077,522	1,077,522	-1,092,478	577,522	677,522	827,522
325	948,866	948,866	-1,221,134	448,866	548,866	698,866

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£70	£325	£325	£325

**Community Infrastructure Levy  
Welwyn Hatfield BC**

**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Industrial £2,170,000	value 2 - Urban Openspace & other net backlands £500,000	Benchmark land value 3 - Greenfield (higher) £400,000	Benchmark land value 4 - Greenfield (lower) £250,000

**Site type 9**

Houses	
No of units	157 units
Density:	40 dph

Affordable %	25%
% Social Rented	51%
% Aff Rent	49%
% Shrd Ownship	0%

Site area	5.23 ha
Net to gross	75%

Growth	
Sales	21%
Build	10%

1- South Hatfield

Private values £4844 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,875,136	1,506,722	-663,278	1,106,722	1,106,722	1,256,722
20	7,668,768	1,467,239	-702,761	967,239	1,067,239	1,217,239
30	7,564,308	1,447,253	-722,747	947,253	1,047,253	1,197,253
50	7,355,387	1,407,281	-762,719	907,281	1,007,281	1,157,281
70	7,146,467	1,367,309	-802,691	867,309	967,309	1,117,309
90	6,937,546	1,327,337	-842,663	827,337	927,337	1,077,337
100	6,833,086	1,307,351	-862,649	807,351	907,351	1,057,351
125	6,571,936	1,257,386	-912,614	757,386	857,386	1,007,386
150	6,310,784	1,207,420	-962,580	707,420	807,420	957,420
175	6,049,634	1,157,455	-1,012,545	657,455	757,455	907,455
200	5,788,483	1,107,490	-1,062,510	607,490	707,490	857,490
225	5,527,333	1,057,525	-1,112,475	557,525	657,525	807,525
250	5,266,182	1,007,560	-1,162,440	507,560	607,560	757,560
275	5,005,031	957,595	-1,212,405	457,595	557,595	707,595
300	4,743,881	907,630	-1,262,370	407,630	507,630	657,630
325	4,482,730	857,665	-1,312,335	357,665	457,665	607,665

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£325	£325	£325

2- Hatfield and Birchwood

Private values £5005 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	9,378,560	1,794,367	-375,633	1,294,367	1,394,367	1,544,367
20	9,172,780	1,754,996	-415,004	1,254,996	1,354,996	1,504,996
30	9,069,889	1,735,310	-434,690	1,235,310	1,335,310	1,485,310
50	8,864,109	1,695,939	-474,061	1,195,939	1,295,939	1,445,939
70	8,658,328	1,656,568	-513,432	1,156,568	1,256,568	1,406,568
90	8,452,548	1,617,197	-552,803	1,117,197	1,217,197	1,367,197
100	8,349,658	1,597,511	-572,489	1,097,511	1,197,511	1,347,511
125	8,092,432	1,548,297	-621,703	1,048,297	1,148,297	1,298,297
150	7,835,229	1,498,705	-671,295	998,705	1,098,705	1,248,705
175	7,578,078	1,448,739	-721,261	948,739	1,048,739	1,198,739
200	7,319,929	1,398,774	-771,226	898,774	998,774	1,148,774
225	7,061,777	1,348,809	-821,191	848,809	948,809	1,098,809
250	6,803,627	1,298,844	-871,156	798,844	898,844	1,048,844
275	6,545,475	1,248,879	-921,121	748,879	848,879	998,879
300	6,287,325	1,198,914	-971,086	698,914	798,914	948,914
325	6,029,174	1,148,949	-1,021,051	648,949	748,949	898,949

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£325	£325	£325

3- Welwyn Garden City, Panshanger, Hall Grove, H Private values £5167 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	10,856,147	2,077,069	-92,931	1,577,069	1,677,069	1,827,069
20	10,650,367	2,037,698	-132,302	1,537,698	1,637,698	1,787,698
30	10,547,476	2,018,012	-151,988	1,518,012	1,618,012	1,768,012
50	10,341,696	1,978,641	-191,359	1,478,641	1,578,641	1,728,641
70	10,135,915	1,939,269	-230,731	1,439,269	1,539,269	1,689,269
90	9,930,134	1,899,898	-270,102	1,399,898	1,499,898	1,649,898
100	9,827,244	1,880,212	-289,788	1,380,212	1,480,212	1,630,212
125	9,570,018	1,830,998	-339,002	1,330,998	1,430,998	1,580,998
150	9,312,792	1,781,784	-388,216	1,281,784	1,381,784	1,531,784
175	9,055,566	1,732,570	-437,430	1,232,570	1,332,570	1,482,570
200	8,798,340	1,683,356	-486,644	1,183,356	1,283,356	1,433,356
225	8,541,115	1,634,142	-535,858	1,134,142	1,234,142	1,384,142
250	8,283,889	1,584,928	-585,072	1,084,928	1,184,928	1,334,928
275	8,026,663	1,535,714	-634,286	1,035,714	1,135,714	1,285,714
300	7,769,437	1,486,500	-683,500	986,500	1,086,500	1,236,500
325	7,512,211	1,437,286	-732,714	937,286	1,037,286	1,187,286

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£325	£325	£325

4- Welwyn, Oaklands, Mardley Heath and Digswell Private values £5382 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	12,863,084	2,461,049	291,049	1,961,049	2,061,049	2,211,049
20	12,657,303	2,421,678	251,678	1,921,678	2,021,678	2,171,678
30	12,554,413	2,401,992	231,992	1,901,992	2,001,992	2,151,992
50	12,348,632	2,362,621	192,621	1,862,621	1,962,621	2,112,621
70	12,142,851	2,323,250	153,250	1,823,250	1,923,250	2,073,250
90	11,937,070	2,283,878	113,878	1,783,878	1,883,878	2,033,878
100	11,834,180	2,264,193	94,193	1,764,193	1,864,193	2,014,193
125	11,576,955	2,214,979	44,979	1,714,979	1,814,979	1,964,979
150	11,319,728	2,165,764	-4,236	1,665,764	1,765,764	1,915,764
175	11,062,502	2,116,550	-53,450	1,616,550	1,716,550	1,866,550
200	10,805,277	2,067,336	-102,664	1,567,336	1,667,336	1,817,336
225	10,548,051	2,018,122	-151,878	1,518,122	1,618,122	1,768,122
250	10,290,825	1,968,908	-201,092	1,468,908	1,568,908	1,718,908
275	10,033,599	1,919,694	-250,306	1,419,694	1,519,694	1,669,694
300	9,776,373	1,870,480	-299,520	1,370,480	1,470,480	1,620,480
325	9,519,148	1,821,266	-348,734	1,321,266	1,421,266	1,571,266

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£125	£325	£325	£325

5- Brookman's Park, Little Heath, Cuffley, Essendon Private values £6781 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	25,221,800	4,825,599	2,655,599	4,325,599	4,425,599	4,575,599
20	25,025,158	4,787,977	2,617,977	4,287,977	4,387,977	4,537,977
30	24,928,838	4,769,165	2,599,165	4,269,165	4,369,165	4,519,165
50	24,727,289	4,730,861	2,560,861	4,230,861	4,330,861	4,480,861
70	24,527,647	4,692,790	2,522,790	4,192,790	4,292,790	4,442,790
90	24,328,005	4,654,933	2,484,933	4,154,933	4,254,933	4,404,933
100	24,228,184	4,635,494	2,465,494	4,135,494	4,235,494	4,385,494
125	23,978,632	4,587,748	2,417,748	4,087,748	4,187,748	4,337,748
150	23,729,080	4,540,003	2,370,003	4,040,003	4,140,003	4,290,003
175	23,479,527	4,492,256	2,322,256	3,992,256	4,092,256	4,242,256
200	23,229,975	4,444,511	2,274,511	3,944,511	4,044,511	4,194,511
225	22,980,423	4,396,765	2,226,765	3,896,765	3,996,765	4,146,765
250	22,730,870	4,349,019	2,179,019	3,849,019	3,949,019	4,099,019
275	22,481,318	4,301,273	2,131,273	3,801,273	3,901,273	4,051,273
300	22,231,765	4,253,527	2,083,527	3,753,527	3,853,527	4,003,527
325	21,982,213	4,205,781	2,035,781	3,705,781	3,805,781	3,955,781

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£325	£325	£325	£325

**Community Infrastructure Levy  
Welwyn Hatfield BC**

**Benchmark Land Values (per gross ha)**

BLV1 value 1 - Industrial/Warehouse £2,170,000	BLV2 value 2 - Urban Open space & other £500,000	BLV3 value 3 - Greenfield (higher) £400,000	BLV4 value 4 - Greenfield (lower) £250,000
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**Site type 10**

No of units	196 units
Density:	60 dph

Affordable %	25%
% rented	51%
% intermed	49%
% First Homes	0%

Site area	4.3556 ha
Net to gross	75%

Growth	
Sales	21%
Build	10%

**1- South Hatfield**

Private values £4844 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,853,117	1,573,420	-696,590	1,073,420	1,173,420	1,323,420
20	6,843,284	1,525,244	-644,756	1,025,244	1,125,244	1,275,244
30	6,538,367	1,501,156	-668,844	1,001,156	1,101,156	1,251,156
50	6,328,534	1,452,980	-717,020	962,980	1,052,980	1,202,980
70	6,118,699	1,404,803	-765,197	904,803	1,004,803	1,154,803
90	5,908,866	1,356,627	-813,373	856,627	956,627	1,106,627
100	5,803,949	1,332,539	-837,461	832,539	932,539	1,082,539
125	5,541,472	1,272,277	-897,223	772,277	872,277	1,022,277
150	5,275,177	1,211,138	-958,862	711,138	811,138	961,138
175	5,008,883	1,149,999	-1,020,001	649,999	749,999	899,999
200	4,742,588	1,088,860	-1,081,140	588,860	688,860	838,860
225	4,478,294	1,027,721	-1,142,279	527,721	627,721	777,721
250	4,210,001	966,582	-1,203,418	466,582	566,582	716,582
275	3,941,265	904,882	-1,265,118	404,882	504,882	654,882
300	3,670,908	842,810	-1,327,190	342,810	442,810	592,810
325	3,400,550	780,738	-1,389,262	280,738	380,738	530,738

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#N/A	£325	£325	£325

**2- Hatfield and Birchwood**

Private values £5005 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£8,593,485	1,972,904	-197,006	1,472,904	1,572,904	1,722,904
20	8,386,804	1,925,542	-244,458	1,425,542	1,525,542	1,675,542
30	8,283,465	1,901,816	-268,184	1,401,816	1,501,816	1,651,816
50	8,076,785	1,854,364	-315,636	1,354,364	1,454,364	1,604,364
70	7,869,723	1,806,824	-363,176	1,306,824	1,406,824	1,556,824
90	7,659,890	1,759,284	-410,716	1,259,284	1,359,284	1,509,284
100	7,554,973	1,734,560	-435,440	1,234,560	1,334,560	1,484,560
125	7,292,681	1,674,340	-495,660	1,174,340	1,274,340	1,424,340
150	7,030,389	1,614,120	-555,880	1,114,120	1,214,120	1,364,120
175	6,768,096	1,553,900	-616,100	1,053,900	1,153,900	1,303,900
200	6,505,805	1,493,680	-676,320	993,680	1,093,680	1,243,680
225	6,243,513	1,433,460	-736,540	933,460	1,033,460	1,183,460
250	5,981,220	1,373,239	-796,761	873,239	973,239	1,123,239
275	5,718,927	1,313,018	-856,981	813,018	913,018	1,063,018
300	5,456,634	1,252,797	-917,201	752,797	852,797	1,002,797
325	5,194,341	1,192,576	-977,421	692,576	792,576	942,576

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#N/A	£325	£325	£325

**3- Welwyn Garden City, Panshanger, Hall Grove, Hg Private values £5167 psm**

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	10,296,138	2,363,909	193,909	1,863,909	1,963,909	2,113,909
20	10,089,458	2,316,457	146,457	1,816,457	1,916,457	2,066,457
30	9,986,118	2,292,731	122,731	1,792,731	1,892,731	2,042,731
50	9,779,438	2,245,279	75,279	1,745,279	1,845,279	1,995,279
70	9,572,757	2,197,827	27,827	1,697,827	1,797,827	1,947,827
90	9,366,077	2,150,375	-19,625	1,650,375	1,750,375	1,900,375
100	9,262,738	2,126,649	-43,351	1,626,649	1,726,649	1,876,649
125	9,004,388	2,067,334	-102,666	1,567,334	1,667,334	1,817,334
150	8,746,037	2,008,019	-161,981	1,508,019	1,608,019	1,758,019
175	8,487,687	1,948,704	-221,296	1,448,704	1,548,704	1,698,704
200	8,229,336	1,889,389	-280,611	1,389,389	1,489,389	1,639,389
225	7,970,985	1,829,074	-340,926	1,329,074	1,429,074	1,579,074
250	7,712,634	1,768,759	-401,241	1,268,759	1,368,759	1,518,759
275	7,454,283	1,708,444	-461,556	1,208,444	1,308,444	1,458,444
300	7,195,932	1,648,129	-521,871	1,148,129	1,248,129	1,398,129
325	6,937,581	1,587,814	-582,186	1,087,814	1,187,814	1,337,814

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
£70	£325	£325	£325

**4- Welwyn, Oaklands, Mardley Heath and Digswell Private values £5382 psm**

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	12,589,970	2,890,554	720,554	2,390,554	2,490,554	2,640,554
20	12,386,396	2,843,815	673,815	2,343,815	2,443,815	2,593,815
30	12,284,608	2,820,446	650,446	2,320,446	2,420,446	2,570,446
50	12,081,034	2,773,707	603,707	2,273,707	2,373,707	2,523,707
70	11,877,460	2,726,968	556,968	2,226,968	2,326,968	2,476,968
90	11,673,886	2,680,229	510,229	2,180,229	2,280,229	2,430,229
100	11,572,100	2,656,860	486,860	2,156,860	2,256,860	2,406,860
125	11,316,074	2,598,078	428,078	2,098,078	2,198,078	2,348,078
150	11,057,724	2,538,763	368,763	2,038,763	2,138,763	2,288,763
175	10,799,374	2,479,448	309,448	1,979,448	2,079,448	2,229,448
200	10,541,023	2,420,133	250,133	1,920,133	2,020,133	2,170,133
225	10,282,674	2,360,818	190,818	1,860,818	1,960,818	2,110,818
250	10,024,324	2,301,503	131,503	1,801,503	1,901,503	2,051,503
275	9,765,973	2,242,188	72,188	1,742,188	1,842,188	1,992,188
300	9,507,622	2,182,873	12,873	1,682,873	1,782,873	1,932,873
325	9,249,271	2,123,558	-46,442	1,623,558	1,723,558	1,873,558

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
£300	£325	£325	£325

**5- Brookman's Park, Little Heath, Cuffley, Essendon Private values £6781 psm**

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	26,779,856	6,148,436	3,978,436	5,648,436	5,748,436	5,898,436
20	26,582,355	6,103,092	3,933,092	5,603,092	5,703,092	5,853,092
30	26,484,854	6,080,419	3,910,419	5,580,419	5,680,419	5,830,419
50	26,286,104	6,035,075	3,865,075	5,535,075	5,635,075	5,785,075
70	26,087,354	5,989,730	3,819,730	5,489,730	5,589,730	5,739,730
90	25,888,604	5,944,386	3,774,386	5,444,386	5,544,386	5,694,386
100	25,792,351	5,921,713	3,751,713	5,421,713	5,521,713	5,671,713
125	25,545,475	5,865,032	3,695,032	5,365,032	5,465,032	5,615,032
150	25,298,599	5,808,352	3,638,352	5,308,352	5,408,352	5,558,352
175	25,051,723	5,751,671	3,581,671	5,251,671	5,351,671	5,501,671
200	24,804,847	5,695,000	3,525,000	5,195,000	5,295,000	5,445,000
225	24,557,971	5,638,319	3,468,319	5,138,319	5,238,319	5,388,319
250	24,311,095	5,581,638	3,411,638	5,081,638	5,181,638	5,331,638
275	24,064,219	5,524,957	3,354,957	5,024,957	5,124,957	5,274,957
300	23,817,343	5,468,276	3,298,276	4,968,276	5,068,276	5,217,276
325	23,570,467	5,411,595	3,241,595	4,911,595	5,011,595	5,160,595

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
£325	£325	£325	£325

**Community Infrastructure Levy  
Welwyn Hatfield BC**

**Benchmark Land Values (per gross ha)**

BLV1 value 1 - Industrial/Warehouse £2,170,000	BLV2 value 2 - Urban OpenSpace & other £500,000	BLV3 value 3 - Greenfield (higher) £400,000	BLV4 value 4 - Greenfield (lower) £250,000
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**Site type 11**

No of units	392 units
Density:	25 dph

Affordable %	25%
% rented	51%
% intermed	49%
% First Homes	0%

Site area	20.91 ha
Net to gross	75%

Growth	
Sales	21%
Build	10%

1- South Hatfield

Private values £4844 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	15,358,138	734,605	-1,435,395	234,605	334,605	484,605
20	14,936,294	714,427	-1,455,573	214,427	314,427	464,427
30	14,725,373	704,339	-1,465,961	204,339	304,339	454,339
50	14,303,529	684,161	-1,485,839	184,161	284,161	434,161
70	13,881,686	663,984	-1,506,016	163,984	263,984	413,984
90	13,456,815	643,661	-1,526,339	143,661	243,661	393,661
100	13,242,675	633,419	-1,536,581	133,419	233,419	383,419
125	12,707,325	607,812	-1,562,188	107,812	207,812	357,812
150	12,171,974	582,205	-1,587,795	82,205	182,205	332,205
175	11,636,624	556,599	-1,613,401	56,599	156,599	306,599
200	11,101,274	530,992	-1,639,008	30,992	130,992	280,992
225	10,565,924	505,385	-1,664,615	5,385	105,385	255,385
250	10,030,574	479,779	-1,690,221	-20,221	79,779	229,779
275	9,495,223	454,172	-1,715,828	-45,828	54,172	204,172
300	8,956,712	428,414	-1,741,586	-71,586	28,414	178,414
325	8,413,193	402,417	-1,767,583	-97,583	2,417	152,417

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£225	£325	£325

2- Hatfield and Birchwood

Private values £5005 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	18,458,733	882,911	-1,287,089	382,911	482,911	632,911
20	18,036,890	862,734	-1,307,266	362,734	462,734	612,734
30	17,825,968	852,645	-1,317,355	352,645	452,645	602,645
50	17,404,124	832,468	-1,337,532	332,468	432,468	582,468
70	16,982,280	812,290	-1,357,710	312,290	412,290	562,290
90	16,560,438	792,113	-1,377,887	292,113	392,113	542,113
100	16,349,516	782,024	-1,387,976	282,024	382,024	532,024
125	15,822,211	756,802	-1,413,198	256,802	356,802	506,802
150	15,294,907	731,580	-1,438,420	231,580	331,580	481,580
175	14,767,602	706,359	-1,463,641	206,359	306,359	456,359
200	14,240,297	681,137	-1,488,863	181,137	281,137	431,137
225	13,708,892	655,915	-1,514,085	155,915	255,915	405,915
250	13,177,487	630,694	-1,539,306	130,694	230,694	380,694
275	12,636,082	604,472	-1,564,528	104,472	204,472	354,472
300	12,100,677	578,250	-1,589,750	78,250	178,250	328,250
325	11,565,272	552,028	-1,614,971	52,028	152,028	302,028

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£325	£325	£325

3- Welwyn Garden City, Panshanger, Hall Grove, H Private values £5167 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	21,472,876	1,027,083	-1,142,917	527,083	627,083	777,083
20	21,057,373	1,007,209	-1,162,791	507,209	607,209	757,209
30	20,849,621	997,271	-1,172,729	497,271	597,271	747,271
50	20,434,117	977,397	-1,192,603	477,397	577,397	727,397
70	20,018,613	957,523	-1,212,477	457,523	557,523	707,523
90	19,603,109	937,649	-1,232,351	437,649	537,649	687,649
100	19,395,358	927,712	-1,242,288	427,712	527,712	677,712
125	18,886,602	902,516	-1,267,484	402,516	502,516	652,516
150	18,341,298	877,294	-1,292,706	377,294	477,294	627,294
175	17,813,994	852,072	-1,317,928	352,072	452,072	602,072
200	17,286,688	826,851	-1,343,149	326,851	426,851	576,851
225	16,759,384	801,629	-1,368,371	301,629	401,629	551,629
250	16,232,080	776,407	-1,393,593	276,407	376,407	526,407
275	15,704,776	751,185	-1,418,815	251,185	351,185	501,185
300	15,177,471	725,963	-1,444,037	225,963	325,963	475,963
325	14,650,167	700,741	-1,469,259	200,741	300,741	450,741

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£325	£325	£325

4- Welwyn, Oaklands, Mardley Heath and Digsweil Private values £5382 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	25,555,795	1,222,375	-947,625	722,375	822,375	972,375
20	25,146,388	1,202,793	-967,207	702,793	802,793	952,793
30	24,936,636	1,192,856	-977,144	692,856	792,856	942,856
50	24,523,133	1,172,981	-997,019	672,981	772,981	922,981
70	24,107,628	1,153,107	-1,016,893	653,107	753,107	903,107
90	23,692,125	1,133,233	-1,036,767	633,233	733,233	883,233
100	23,484,373	1,123,296	-1,046,704	623,296	723,296	873,296
125	22,964,994	1,098,453	-1,071,547	598,453	698,453	848,453
150	22,445,614	1,073,610	-1,096,390	573,610	673,610	823,610
175	21,922,234	1,048,768	-1,121,232	548,768	648,768	798,768
200	21,406,855	1,023,925	-1,146,075	523,925	623,925	773,925
225	20,887,475	999,082	-1,170,918	499,082	599,082	749,082
250	20,368,095	974,239	-1,195,761	474,239	574,239	724,239
275	19,848,715	949,396	-1,220,604	449,396	549,396	699,396
300	19,319,335	924,553	-1,245,447	424,553	524,553	674,553
325	18,799,955	899,710	-1,270,290	399,710	499,710	649,710

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£325	£325	£325

5- Brookman's Park, Little Heath, Cuffley, Essendon Private values £6781 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	50,250,788	2,403,577	233,577	1,903,577	2,003,577	2,153,577
20	49,871,372	2,385,429	215,429	1,885,429	1,985,429	2,135,429
30	49,681,664	2,376,355	206,355	1,876,355	1,976,355	2,126,355
50	49,302,248	2,358,207	188,207	1,858,207	1,958,207	2,108,207
70	48,922,832	2,340,059	170,059	1,840,059	1,940,059	2,090,059
90	48,533,416	2,321,911	151,911	1,821,911	1,921,911	2,071,911
100	48,345,381	2,312,438	142,438	1,812,438	1,912,438	2,062,438
125	47,863,873	2,289,407	119,407	1,789,407	1,889,407	2,039,407
150	47,382,366	2,266,376	96,376	1,766,376	1,866,376	2,016,376
175	46,900,860	2,243,345	73,345	1,743,345	1,843,345	1,993,345
200	46,419,353	2,220,313	50,313	1,720,313	1,820,313	1,970,313
225	45,937,847	2,197,282	27,282	1,697,282	1,797,282	1,947,282
250	45,456,341	2,174,251	4,251	1,674,251	1,774,251	1,924,251
275	44,974,835	2,151,220	-17,770	1,651,220	1,751,220	1,901,220
300	44,493,329	2,128,189	-40,739	1,628,189	1,728,189	1,878,189
325	43,981,823	2,105,158	-63,708	1,605,158	1,705,158	1,855,158

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£250	£325	£325	£325

**Community Infrastructure Levy  
Welwyn Hatfield BC**

**Benchmark Land Values (per gross ha)**

BLV1 value 1 - Industrial/Warehouse £2,170,000	BLV2 value 2 - Urban OpenSpace & other £500,000	BLV3 value 3 - Greenfield (higher) £400,000	BLV4 value 4 - Greenfield (lower) £250,000
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**Site type 12**

No of units	637 units
Density:	25 dph

Affordable %	25%
% rented	51%
% intermed	49%
% First Homes	0%

Site area	33.97 ha
Net to gross	75%

Growth	
Sales	21%
Build	10%

1- South Hatfield

Private values £4844 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	21,207,919	624,252	-1,545,748	124,252	224,252	374,252
20	20,504,210	603,538	-1,566,462	103,538	203,538	353,538
30	20,151,236	593,149	-1,576,851	93,149	193,149	343,149
50	19,445,288	572,369	-1,597,631	72,369	172,369	322,369
70	18,739,340	551,590	-1,618,410	51,590	151,590	301,590
90	18,033,393	530,810	-1,639,190	30,810	130,810	280,810
100	17,680,419	520,420	-1,649,580	20,420	120,420	270,420
125	16,797,985	494,448	-1,675,554	-5,554	94,448	244,448
150	15,915,550	468,472	-1,701,528	-31,528	68,472	218,472
175	15,032,920	442,492	-1,727,508	-57,508	42,492	192,492
200	14,137,021	416,121	-1,753,879	-83,879	16,121	166,121
225	13,241,122	389,750	-1,780,250	-110,250	-10,250	139,750
250	12,345,223	363,380	-1,806,620	-136,620	-36,620	113,380
275	11,449,325	337,009	-1,832,991	-162,991	-62,991	87,009
300	10,553,426	310,639	-1,859,361	-189,361	-89,361	60,639
325	9,657,527	284,268	-1,885,732	-215,732	-115,732	34,268

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£100	£200	£325

2- Hatfield and Birchwood

Private values £5005 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	25,909,185	762,633	-1,407,367	262,633	362,633	512,633
20	25,234,591	742,776	-1,427,224	242,776	342,776	492,776
30	24,897,293	732,848	-1,437,152	232,848	332,848	482,848
50	24,219,744	712,905	-1,457,095	212,905	312,905	462,905
70	23,534,857	692,745	-1,477,255	192,745	292,745	442,745
90	22,849,969	672,585	-1,497,415	172,585	272,585	422,585
100	22,506,990	662,490	-1,507,510	162,490	262,490	412,490
125	21,635,903	636,850	-1,533,150	136,850	236,850	386,850
150	20,765,468	610,875	-1,559,125	110,875	210,875	360,875
175	19,871,034	584,901	-1,585,099	84,901	184,901	334,901
200	18,986,600	558,927	-1,611,073	58,927	158,927	308,927
225	18,105,164	532,952	-1,637,048	32,952	132,952	282,952
250	17,223,730	506,978	-1,663,022	6,978	106,978	256,978
275	16,341,296	481,004	-1,688,996	-18,996	81,004	231,004
300	15,457,509	454,989	-1,715,011	-45,011	54,989	204,989
325	14,561,610	428,619	-1,741,381	-71,381	28,619	178,619

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£325	£325

3- Welwyn Garden City, Panshaquer, Hall Grove, H Private values £5167 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	30,438,474	895,952	-1,274,948	395,952	495,952	645,952
20	29,784,004	876,688	-1,293,312	376,688	476,688	626,688
30	29,453,288	866,953	-1,303,047	366,953	466,953	616,953
50	28,788,831	847,395	-1,322,605	347,395	447,395	597,395
70	28,124,375	827,837	-1,342,163	327,837	427,837	577,837
90	27,457,712	808,214	-1,361,786	308,214	408,214	558,214
100	27,120,414	798,285	-1,371,715	298,285	398,285	548,285
125	26,277,171	773,465	-1,396,535	273,465	373,465	523,465
150	25,432,549	748,603	-1,421,397	248,603	348,603	498,603
175	24,576,439	723,404	-1,446,596	223,404	323,404	473,404
200	23,720,329	698,204	-1,471,796	198,204	298,204	448,204
225	22,865,374	672,745	-1,497,255	172,745	272,745	422,745
250	21,978,891	646,945	-1,523,055	146,945	246,945	396,945
275	21,095,457	620,971	-1,549,029	120,971	220,971	370,971
300	20,214,022	594,997	-1,575,003	94,997	194,997	344,997
325	19,331,588	569,022	-1,600,978	69,022	169,022	319,022

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£325	£325	£325

4- Welwyn, Oaklands, Mardley Heath and Digsweil Private values £5382 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	36,497,100	1,074,287	-1,095,713	574,287	674,287	824,287
20	35,853,184	1,055,333	-1,114,667	555,333	655,333	805,333
30	35,530,867	1,045,846	-1,124,154	545,846	645,846	795,846
50	34,895,233	1,026,871	-1,143,129	526,871	626,871	776,871
70	34,241,598	1,007,896	-1,162,104	507,896	607,896	757,896
90	33,589,457	988,701	-1,181,299	488,701	588,701	738,701
100	33,262,222	979,069	-1,190,931	479,069	579,069	729,069
125	32,444,134	954,988	-1,215,012	454,988	554,988	704,988
150	31,624,493	930,862	-1,239,138	430,862	530,862	680,862
175	30,793,922	906,414	-1,263,586	406,414	506,414	656,414
200	29,963,352	881,967	-1,288,033	381,967	481,967	631,967
225	29,129,211	857,414	-1,312,586	357,414	457,414	607,414
250	28,285,967	832,593	-1,337,407	332,593	432,593	582,593
275	27,442,723	807,772	-1,362,228	307,772	407,772	557,772
300	26,593,282	782,769	-1,387,231	282,769	382,769	532,769
325	25,737,172	757,570	-1,412,430	257,570	357,570	507,570

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£325	£325	£325

5- Brookman's Park, Little Heath, Cuffley, Essendon Private values £6781 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	73,316,615	2,158,064	-11,936	1,658,064	1,758,064	1,908,064
20	72,718,988	2,140,473	-29,527	1,640,473	1,740,473	1,890,473
30	72,420,174	2,131,677	-38,323	1,631,677	1,731,677	1,881,677
50	71,822,545	2,114,086	-55,914	1,614,086	1,714,086	1,864,086
70	71,224,918	2,096,495	-73,505	1,596,495	1,696,495	1,846,495
90	70,627,290	2,078,904	-91,096	1,578,904	1,678,904	1,828,904
100	70,328,476	2,070,108	-99,892	1,570,108	1,670,108	1,820,108
125	69,581,441	2,048,119	-121,881	1,548,119	1,648,119	1,798,119
150	68,824,549	2,025,840	-144,160	1,525,840	1,625,840	1,775,840
175	68,066,117	2,003,516	-166,484	1,503,516	1,603,516	1,753,516
200	67,307,683	1,981,192	-188,808	1,481,192	1,581,192	1,731,192
225	66,549,250	1,958,867	-211,133	1,458,867	1,558,867	1,708,867
250	65,790,817	1,936,543	-233,457	1,436,543	1,536,543	1,686,543
275	65,027,271	1,914,068	-255,932	1,414,068	1,514,068	1,664,068
300	64,257,265	1,891,403	-278,597	1,391,403	1,491,403	1,641,403
325	63,487,259	1,868,738	-301,262	1,368,738	1,468,738	1,618,738

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£325	£325	£325



**Community Infrastructure Levy**  
**Welwyn Hatfield BC**

**Benchmark Land Values (per gross ha)**

BLV1 Value 1 - Industrial/Warehouse £2,170,000	BLV2 value 2 - Urban OpenSpace & other £500,000	BLV3 value 3 - Greenfield (higher) £400,000	BLV4 value 4 - Greenfield (lower) £250,000
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**Site type 13**

No of units	980 units
Density:	25 dph

Affordable %	25%
% rented	51%
% Intermed	49%
% First Homes	0%

Site area	52.27 ha
Net to gross	75%

Growth	
Sales	21%
Build	10%

1- South Hatfield

Private values £4844 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	33,028,379	631,921	-1,538,079	131,921	231,921	381,921
20	32,138,723	614,899	-1,555,101	114,899	214,899	364,899
30	31,693,895	606,388	-1,563,612	106,388	206,388	356,388
50	30,804,238	589,367	-1,580,633	89,367	189,367	339,367
70	29,905,182	572,165	-1,597,835	72,165	172,165	322,165
90	29,004,913	554,941	-1,615,059	54,941	154,941	304,941
100	28,554,777	546,329	-1,623,671	46,329	146,329	296,329
125	27,429,440	524,798	-1,645,202	24,798	124,798	274,798
150	26,293,221	503,059	-1,666,941	5,059	103,059	253,059
175	25,145,544	481,101	-1,688,899	-18,899	81,101	231,101
200	23,989,361	458,980	-1,711,020	-41,020	58,980	208,980
225	22,830,652	436,811	-1,733,189	-63,189	36,811	186,811
250	21,666,829	414,353	-1,755,647	-85,647	14,353	164,353
275	20,483,005	391,894	-1,778,106	-108,106	-8,106	141,894
300	19,294,647	369,158	-1,800,842	-130,842	-30,842	119,158
325	18,102,913	346,357	-1,823,643	-153,643	-53,643	96,357

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£150	£250	£325

2- Hatfield and Birchwood

Private values £5005 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	39,361,274	753,086	-1,416,914	253,086	353,086	503,086
20	38,482,071	736,264	-1,433,736	236,264	336,264	486,264
30	38,042,470	727,853	-1,442,147	227,853	327,853	477,853
50	37,163,268	711,032	-1,458,968	211,032	311,032	461,032
70	36,279,004	694,114	-1,475,886	194,114	294,114	444,114
90	35,389,348	677,092	-1,492,908	177,092	277,092	427,092
100	34,944,519	668,581	-1,501,419	168,581	268,581	418,581
125	33,832,449	647,305	-1,522,695	147,305	247,305	397,305
150	32,718,319	625,988	-1,544,012	125,988	225,988	375,988
175	31,592,982	604,458	-1,565,542	104,458	204,458	354,458
200	30,467,644	582,927	-1,587,073	82,927	182,927	332,927
225	29,342,307	561,396	-1,608,604	61,396	161,396	311,396
250	28,204,457	539,626	-1,630,374	39,626	139,626	289,626
275	27,048,275	517,505	-1,652,495	17,505	117,505	267,505
300	25,892,092	495,384	-1,674,616	-4,616	95,384	245,384
325	24,726,410	473,082	-1,696,918	-26,918	73,082	223,082

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£275	£325	£325

3- Welwyn Garden City, Panshaqer, Hall Grove, H

Private values £5167 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	45,549,544	871,484	-1,298,516	371,484	471,484	621,484
20	44,680,638	854,859	-1,315,141	354,859	454,859	604,859
30	44,246,186	846,547	-1,323,453	346,547	446,547	596,547
50	43,377,279	829,922	-1,340,078	329,922	429,922	579,922
70	42,498,658	813,112	-1,356,888	313,112	413,112	563,112
90	41,619,456	796,291	-1,373,709	296,291	396,291	546,291
100	41,179,855	787,880	-1,382,120	287,880	387,880	537,880
125	40,080,852	766,853	-1,403,147	266,853	366,853	516,853
150	38,979,415	745,780	-1,424,220	245,780	345,780	495,780
175	37,867,345	724,503	-1,445,497	224,503	324,503	474,503
200	36,755,275	703,226	-1,466,774	203,226	303,226	453,226
225	35,643,204	681,949	-1,488,051	181,949	281,949	431,949
250	34,524,842	660,552	-1,509,448	160,552	260,552	410,552
275	33,399,504	639,021	-1,530,978	139,021	239,021	389,021
300	32,274,167	617,490	-1,552,510	117,490	217,490	367,490
325	31,148,831	595,960	-1,574,040	95,960	195,960	345,960

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£325	£325	£325

4- Welwyn, Oaklands, Mardley Heath and Digsweil

Private values £5382 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	53,903,624	1,031,319	-1,138,681	531,319	631,319	781,319
20	53,044,859	1,014,889	-1,155,111	514,889	614,889	764,889
30	52,616,477	1,006,674	-1,163,326	506,674	606,674	756,674
50	51,756,714	990,243	-1,179,757	490,243	590,243	740,243
70	50,888,755	973,637	-1,196,383	473,637	573,637	723,637
90	50,019,849	957,012	-1,212,988	457,012	557,012	707,012
100	49,585,396	948,700	-1,221,300	448,700	548,700	698,700
125	48,499,264	927,920	-1,242,080	427,920	527,920	677,920
150	47,413,132	907,139	-1,262,861	407,139	507,139	657,139
175	46,317,884	886,194	-1,283,816	386,194	486,194	636,194
200	45,218,880	865,157	-1,304,843	365,157	465,157	615,157
225	44,119,877	844,130	-1,325,870	344,130	444,130	594,130
250	43,020,874	823,103	-1,346,897	323,103	423,103	573,103
275	41,914,624	801,938	-1,368,062	301,938	401,938	551,938
300	40,802,554	780,661	-1,389,339	280,661	380,661	530,661
325	39,690,484	759,384	-1,410,616	259,384	359,384	509,384

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£325	£325	£325

5- Brookman's Park, Little Heath, Cuffley, Essendon

Private values £6781 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	105,574,735	2,019,925	-150,075	1,519,925	1,619,925	1,769,925
20	104,745,492	2,004,059	-165,941	1,504,059	1,604,059	1,754,059
30	104,330,870	1,996,126	-173,874	1,496,126	1,596,126	1,746,126
50	103,501,627	1,980,261	-189,739	1,480,261	1,580,261	1,730,261
70	102,672,384	1,964,395	-205,605	1,464,395	1,564,395	1,714,395
90	101,843,141	1,948,529	-221,471	1,448,529	1,548,529	1,698,529
100	101,428,519	1,940,597	-229,403	1,440,597	1,540,597	1,690,597
125	100,391,964	1,920,765	-249,235	1,420,765	1,520,765	1,670,765
150	99,347,453	1,900,780	-269,220	1,400,780	1,500,780	1,650,780
175	98,298,716	1,880,717	-289,283	1,380,717	1,480,717	1,630,717
200	97,250,118	1,860,653	-309,347	1,360,653	1,460,653	1,610,653
225	96,201,447	1,840,589	-329,411	1,340,589	1,440,589	1,590,589
250	95,152,779	1,820,525	-349,475	1,320,525	1,420,525	1,570,525
275	94,104,110	1,800,461	-369,539	1,300,461	1,400,461	1,550,461
300	93,055,442	1,780,397	-389,603	1,280,397	1,380,397	1,530,397
325	91,998,456	1,760,175	-409,825	1,260,175	1,360,175	1,510,175

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£325	£325	£325



**Community Infrastructure Levy Viability  
Welwyn Hatfield BC  
Results summary**

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

	<b>AH %</b>	<b>Social Rent</b>	<b>Aff Rented</b>	<b>Sh Owrshp</b>
<b>Affordable Housing</b>	<b>30%</b>	<b>51%</b>	<b>49%</b>	<b>0%</b>

<b>Growth</b>	<b>Sales</b>	<b>21%</b>	<b>Build costs</b>	<b>10%</b>
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**Site type T1 - 1 House**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
1- South Hatfield	#N/A	325	325	325
2- Hatfield and Birchwood	#N/A	325	325	325
3- Welwyn Garden City, Panshanger, Hall Grove, Hatfield Hyde & Mill Green, The Ryde, Hatfield House and Park area (circa postcode area AL9 5), Hatfield Garden Village, Ellenbrook, rural area to south west of Welwyn Garden City and north west of Hatfield, Welham Green and Woolmer Green	#N/A	325	325	325
4- Welwyn, Oaklands, Mardley Heath and Digswell	#N/A	325	325	325
5- Brookman's Park, Little Heath, Cuffley, Essendon and surrounding rural area	325	325	325	325

**Site type T2 - 5 Houses**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
1- South Hatfield	#N/A	325	325	325
2- Hatfield and Birchwood	#N/A	325	325	325
3- Welwyn Garden City, Panshanger, Hall Grove, Hatfield Hyde & Mill Green, The Ryde, Hatfield House and Park area (circa postcode area AL9 5), Hatfield Garden Village, Ellenbrook, rural area to south west of Welwyn Garden City and north west of Hatfield, Welham Green and Woolmer Green	100	325	325	325
4- Welwyn, Oaklands, Mardley Heath and Digswell	300	325	325	325
5- Brookman's Park, Little Heath, Cuffley, Essendon and surrounding rural area	325	325	325	325

**Site type T3 - 10 Houses**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
1- South Hatfield	#N/A	325	325	325
2- Hatfield and Birchwood	#N/A	325	325	325
3- Welwyn Garden City, Panshanger, Hall Grove, Hatfield Hyde & Mill Green, The Ryde, Hatfield House and Park area (circa postcode area AL9 5), Hatfield Garden Village, Ellenbrook, rural area to south west of Welwyn Garden City and north west of Hatfield, Welham Green and Woolmer Green	100	325	325	325
4- Welwyn, Oaklands, Mardley Heath and Digswell	325	325	325	325
5- Brookman's Park, Little Heath, Cuffley, Essendon and surrounding rural area	325	325	325	325



**Community Infrastructure Levy Viability  
Welwyn Hatfield BC  
Results summary**

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

**Site type T4 - 12 Flats and Houses**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
1- South Hatfield	#N/A	#N/A	#N/A	#N/A
2- Hatfield and Birchwood	#N/A	#N/A	#N/A	#N/A
3- Welwyn Garden City, Panshanger, Hall Grove, Hatfield Hyde & Mill Green, The Ryde, Hatfield House and Park area (circa postcode area AL9 5), Hatfield Garden Village, Ellenbrook, rural area to south west of Welwyn Garden City and north west of Hatfield, Welham Green and Woolmer Green	#N/A	#N/A	#N/A	#N/A
4- Welwyn, Oaklands, Mardley Heath and Digswell	#N/A	#N/A	#N/A	#N/A
5- Brookman's Park, Little Heath, Cuffley, Essendon and surrounding rural area	325	325	325	325

**Site type T5 - 24 Flats**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
1- South Hatfield	#N/A	#N/A	#N/A	#N/A
2- Hatfield and Birchwood	#N/A	#N/A	#N/A	#N/A
3- Welwyn Garden City, Panshanger, Hall Grove, Hatfield Hyde & Mill Green, The Ryde, Hatfield House and Park area (circa postcode area AL9 5), Hatfield Garden Village, Ellenbrook, rural area to south west of Welwyn Garden City and north west of Hatfield, Welham Green and Woolmer Green	#N/A	#N/A	#N/A	#N/A
4- Welwyn, Oaklands, Mardley Heath and Digswell	#N/A	#N/A	#N/A	#N/A
5- Brookman's Park, Little Heath, Cuffley, Essendon and surrounding rural area	#N/A	125	150	175

**Site type T6 - 50 Houses**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
1- South Hatfield	#N/A	325	325	325
2- Hatfield and Birchwood	#N/A	325	325	325
3- Welwyn Garden City, Panshanger, Hall Grove, Hatfield Hyde & Mill Green, The Ryde, Hatfield House and Park area (circa postcode area AL9 5), Hatfield Garden Village, Ellenbrook, rural area to south west of Welwyn Garden City and north west of Hatfield, Welham Green and Woolmer Green	#N/A	325	325	325
4- Welwyn, Oaklands, Mardley Heath and Digswell	70	325	325	325
5- Brookman's Park, Little Heath, Cuffley, Essendon and surrounding rural area	325	325	325	325



**Community Infrastructure Levy Viability  
Welwyn Hatfield BC  
Results summary**

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

**Site type T7 - 70 Houses**

	BLV1	BLV2	BLV3	BLV4
1- South Hatfield	#N/A	325	325	325
2- Hatfield and Birchwood	#N/A	325	325	325
3- Welwyn Garden City, Panshanger, Hall Grove, Hatfield Hyde & Mill Green, The Ryde, Hatfield House and Park area (circa postcode area AL9 5), Hatfield Garden Village, Ellenbrook, rural area to south west of Welwyn Garden City and north west of Hatfield, Welham Green and Woolmer Green	#N/A	325	325	325
4- Welwyn, Oaklands, Mardley Heath and Digswell	#N/A	325	325	325
5- Brookman's Park, Little Heath, Cuffley, Essendon and surrounding rural area	325	325	325	325

**Site type T8 - 100 Flats**

	BLV1	BLV2	BLV3	BLV4
1- South Hatfield	#N/A	#N/A	#N/A	#N/A
2- Hatfield and Birchwood	#N/A	#N/A	#N/A	#N/A
3- Welwyn Garden City, Panshanger, Hall Grove, Hatfield Hyde & Mill Green, The Ryde, Hatfield House and Park area (circa postcode area AL9 5), Hatfield Garden Village, Ellenbrook, rural area to south west of Welwyn Garden City and north west of Hatfield, Welham Green and Woolmer Green	#N/A	#N/A	#N/A	#N/A
4- Welwyn, Oaklands, Mardley Heath and Digswell	#N/A	#N/A	#N/A	#N/A
5- Brookman's Park, Little Heath, Cuffley, Essendon and surrounding rural area	#N/A	175	200	225

**Site type T9 - 160 Houses**

	BLV1	BLV2	BLV3	BLV4
1- South Hatfield	#N/A	325	325	325
2- Hatfield and Birchwood	#N/A	325	325	325
3- Welwyn Garden City, Panshanger, Hall Grove, Hatfield Hyde & Mill Green, The Ryde, Hatfield House and Park area (circa postcode area AL9 5), Hatfield Garden Village, Ellenbrook, rural area to south west of Welwyn Garden City and north west of Hatfield, Welham Green and Woolmer Green	#N/A	325	325	325
4- Welwyn, Oaklands, Mardley Heath and Digswell	#N/A	325	325	325
5- Brookman's Park, Little Heath, Cuffley, Essendon and surrounding rural area	325	325	325	325

**Community Infrastructure Levy Viability  
Welwyn Hatfield BC  
Results summary**

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

	AH %	Social Rent	Aff Rented	Sh Owrshp
<b>Affordable Housing</b>	<b>30%</b>	<b>51%</b>	<b>49%</b>	<b>0%</b>

<b>Growth</b>	<b>Sales</b>	<b>21%</b>	<b>Build costs</b>	<b>10%</b>
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**Site type T10 - 200 Flats and Houses**

	BLV1	BLV2	BLV3	BLV4
1- South Hatfield	#N/A	275	300	325
2- Hatfield and Birchwood	#N/A	325	325	325
3- Welwyn Garden City, Panshanger, Hall Grove, Hatfield Hyde & Mill Green, The Ryde, Hatfield House and Park area (circa postcode area AL9 5), Hatfield Garden Village, Ellenbrook, rural area to south west of Welwyn Garden City and north west of Hatfield, Welham Green and Woolmer Green	#N/A	325	325	325
4- Welwyn, Oaklands, Mardley Heath and Digsweil	90	325	325	325
5- Brookman's Park, Little Heath, Cuffley, Essendon and surrounding rural area	325	325	325	325

**Site type T11 - 400 Flats and Houses**

	BLV1	BLV2	BLV3	BLV4
1- South Hatfield	#N/A	70	175	325
2- Hatfield and Birchwood	#N/A	225	325	325
3- Welwyn Garden City, Panshanger, Hall Grove, Hatfield Hyde & Mill Green, The Ryde, Hatfield House and Park area (circa postcode area AL9 5), Hatfield Garden Village, Ellenbrook, rural area to south west of Welwyn Garden City and north west of Hatfield, Welham Green and Woolmer Green	#N/A	325	325	325
4- Welwyn, Oaklands, Mardley Heath and Digsweil	#N/A	325	325	325
5- Brookman's Park, Little Heath, Cuffley, Essendon and surrounding rural area	#N/A	325	325	325

**Site type T12 - 650 Flats and Houses**

	BLV1	BLV2	BLV3	BLV4
1- South Hatfield	#N/A	#N/A	70	225
2- Hatfield and Birchwood	#N/A	100	200	325
3- Welwyn Garden City, Panshanger, Hall Grove, Hatfield Hyde & Mill Green, The Ryde, Hatfield House and Park area (circa postcode area AL9 5), Hatfield Garden Village, Ellenbrook, rural area to south west of Welwyn Garden City and north west of Hatfield, Welham Green and Woolmer Green	#N/A	225	325	325
4- Welwyn, Oaklands, Mardley Heath and Digsweil	#N/A	325	325	325
5- Brookman's Park, Little Heath, Cuffley, Essendon and surrounding rural area	#N/A	325	325	325

**Site type T13 - 1,000 Flats and Houses**

	BLV1	BLV2	BLV3	BLV4
1- South Hatfield	#N/A	#N/A	100	275
2- Hatfield and Birchwood	#N/A	125	250	325
3- Welwyn Garden City, Panshanger, Hall Grove, Hatfield Hyde & Mill Green, The Ryde, Hatfield House and Park area (circa postcode area AL9 5), Hatfield Garden Village, Ellenbrook, rural area to south west of Welwyn Garden City and north west of Hatfield, Welham Green and Woolmer Green	#N/A	275	325	325
4- Welwyn, Oaklands, Mardley Heath and Digsweil	#N/A	325	325	325
5- Brookman's Park, Little Heath, Cuffley, Essendon and surrounding rural area	#N/A	325	325	325

**Community Infrastructure Levy  
Welwyn Hatfield BC**

Benchmark Land Values (per gross ha)			
BLV1	BLV2	BLV3	BLV4
value 1 - Industrial	value 2 - Urban Openspace & other near backlands	value 3 - Greenfield (higher)	value 4 - Greenfield (lower)
£2,170,000	£500,000	£400,000	£250,000

Site type 1	
House	
No of units	1 units
Density:	25 dph

Affordable %	30%	Site area	0.0400 ha
% Social Rented	51%	Net to gross	100%
% Aff Rent	49%	Growth	
% Shrd Ownership	0%	Sales	21%
		Build	10%

1- South Hatfield

Private values £4844 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	47,782	1,194,548	-975,452	694,548	794,548	944,548
20	46,457	1,161,413	-1,008,587	661,413	761,413	911,413
30	45,793	1,144,832	-1,025,168	644,832	744,832	894,832
50	44,468	1,111,696	-1,058,304	611,696	711,696	861,696
70	43,141	1,078,536	-1,091,464	578,536	678,536	828,536
90	41,816	1,045,400	-1,124,600	545,400	645,400	795,400
100	41,153	1,028,919	-1,141,161	528,919	628,919	778,919
125	39,496	987,393	-1,182,607	487,393	587,393	737,393
150	37,839	945,967	-1,224,033	445,967	545,967	695,967
175	36,182	904,541	-1,265,459	404,541	504,541	654,541
200	34,525	863,115	-1,306,885	363,115	463,115	613,115
225	32,868	821,689	-1,348,311	321,689	421,689	571,689
250	31,211	780,263	-1,389,737	280,263	380,263	530,263
275	29,553	738,837	-1,431,163	238,837	338,837	488,837
300	27,896	697,411	-1,472,589	197,411	297,411	447,411
325	26,239	655,985	-1,514,015	155,985	255,985	405,985

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£325	£325	£325

2- Hatfield and Birchwood

Private values £5005 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	58,098	1,452,441	-717,559	952,441	1,052,441	1,202,441
20	56,772	1,419,305	-750,695	919,305	1,019,305	1,169,305
30	56,109	1,402,724	-767,276	902,724	1,002,724	1,152,724
50	54,784	1,369,588	-800,412	869,588	969,588	1,119,588
70	53,458	1,336,452	-833,547	836,452	936,452	1,086,452
90	52,132	1,303,316	-866,682	803,316	903,316	1,053,316
100	51,469	1,286,736	-883,264	786,736	886,736	1,036,736
125	49,812	1,245,310	-924,690	745,310	845,310	995,310
150	48,155	1,203,884	-966,116	703,884	803,884	953,884
175	46,497	1,162,458	-1,007,542	662,458	762,458	912,458
200	44,840	1,121,032	-1,048,968	621,032	721,032	871,032
225	43,183	1,079,606	-1,090,394	579,606	679,606	829,606
250	41,526	1,038,180	-1,131,820	538,180	638,180	788,180
275	39,869	996,754	-1,173,246	496,754	596,754	746,754
300	38,212	955,328	-1,214,672	455,328	555,328	705,328
325	36,555	913,902	-1,256,098	413,902	513,902	663,902

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£325	£325	£325

3- Welwyn Garden City, Panshanger, Hall Grove, H Private values £5167 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	68,192	1,704,797	-465,203	1,204,797	1,304,797	1,454,797
20	66,866	1,671,661	-498,339	1,171,661	1,271,661	1,421,661
30	66,203	1,655,081	-514,919	1,155,081	1,255,081	1,405,081
50	64,877	1,621,945	-548,055	1,121,945	1,221,945	1,371,945
70	63,551	1,588,809	-581,191	1,088,809	1,188,809	1,338,809
90	62,225	1,555,673	-614,327	1,055,673	1,155,673	1,305,673
100	61,562	1,539,093	-630,907	1,039,093	1,139,093	1,289,093
125	59,905	1,497,667	-672,333	997,667	1,097,667	1,247,667
150	58,248	1,456,241	-713,759	956,241	1,056,241	1,206,241
175	56,591	1,414,815	-755,185	914,815	1,014,815	1,164,815
200	54,934	1,373,389	-796,611	873,389	973,389	1,123,389
225	53,277	1,331,963	-838,037	831,963	931,963	1,081,963
250	51,620	1,290,537	-879,463	790,537	890,537	1,040,537
275	49,963	1,249,111	-920,889	749,111	849,111	999,111
300	48,306	1,207,685	-962,315	707,685	807,685	957,685
325	46,649	1,166,259	-1,003,741	666,259	766,259	916,259

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£325	£325	£325

4- Welwyn, Oaklands, Mardley Heath and Digswell Private values £5382 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	81,967	2,049,175	-120,825	1,549,175	1,649,175	1,799,175
20	80,641	2,016,039	-153,961	1,516,039	1,616,039	1,766,039
30	79,978	1,999,459	-170,541	1,499,459	1,599,459	1,749,459
50	78,652	1,966,323	-203,677	1,466,323	1,566,323	1,716,323
70	77,326	1,933,187	-236,813	1,433,187	1,533,187	1,683,187
90	76,001	1,900,051	-269,949	1,400,051	1,500,051	1,650,051
100	75,338	1,883,471	-286,529	1,383,471	1,483,471	1,633,471
125	73,681	1,842,045	-327,955	1,342,045	1,442,045	1,592,045
150	72,024	1,800,619	-369,381	1,300,619	1,400,619	1,550,619
175	70,367	1,759,193	-410,807	1,259,193	1,359,193	1,509,193
200	68,710	1,717,767	-452,233	1,217,767	1,317,767	1,467,767
225	67,053	1,676,341	-493,659	1,176,341	1,276,341	1,426,341
250	65,396	1,634,915	-535,085	1,134,915	1,234,915	1,384,915
275	63,739	1,593,489	-576,511	1,093,489	1,193,489	1,343,489
300	62,082	1,552,063	-617,937	1,052,063	1,152,063	1,302,063
325	60,425	1,510,637	-659,363	1,010,637	1,110,637	1,260,637

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£325	£325	£325

5- Brookman's Park, Little Heath, Cuffley, Essendon Private values £6781 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	167,127	4,178,175	2,008,175	3,678,175	3,778,175	3,928,175
20	165,802	4,145,039	1,975,039	3,645,039	3,745,039	3,895,039
30	165,138	4,128,458	1,958,458	3,628,458	3,728,458	3,878,458
50	163,813	4,095,323	1,925,323	3,595,323	3,695,323	3,845,323
70	162,487	4,062,187	1,892,187	3,562,187	3,662,187	3,812,187
90	161,161	4,029,051	1,859,051	3,529,051	3,629,051	3,779,051
100	160,499	4,012,471	1,842,471	3,512,471	3,612,471	3,762,471
125	158,842	3,971,044	1,801,044	3,471,044	3,571,044	3,721,044
150	157,185	3,929,618	1,759,618	3,429,618	3,529,618	3,679,618
175	155,528	3,888,192	1,718,192	3,388,192	3,488,192	3,638,192
200	153,871	3,846,766	1,676,766	3,346,766	3,446,766	3,596,766
225	152,214	3,805,340	1,635,340	3,305,340	3,405,340	3,555,340
250	150,557	3,763,914	1,593,914	3,263,914	3,363,914	3,513,914
275	148,900	3,722,488	1,552,488	3,222,488	3,322,488	3,472,488
300	147,243	3,681,062	1,511,062	3,181,062	3,281,062	3,431,062
325	145,586	3,639,636	1,469,636	3,139,636	3,239,636	3,389,636

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£325	£325	£325	£325

**Community Infrastructure Levy  
Welwyn Hatfield BC**

Benchmark Land Values (per gross ha)			
BLV1	BLV2	BLV3	BLV4
value 1 - Industrial	value 2 - Urban Open space & other non backlands	Benchmark land value 3 - Greenfield (higher)	Benchmark land value 4 - Greenfield (lower)
£2,170,000	£500,000	£400,000	£250,000

Site type 2	
Houses	
No of units	5 units
Density:	40 dph

Affordable %	30%	Site area	0.13 ha
% Social Rented	51%	Net to gross	100%
% Aff Rent	49%		
% Shrd Ownship	0%	Growth	
		Sales	21%
		Build	10%

1- South Hatfield Private values £4844 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	211,951	1,895,606	-474,394	1,195,606	1,295,606	1,445,606
20	205,920	1,647,360	-522,640	1,147,360	1,247,360	1,397,360
30	202,905	1,623,238	-546,762	1,123,238	1,223,238	1,373,238
50	196,874	1,574,992	-595,008	1,074,992	1,174,992	1,324,992
70	190,843	1,526,747	-643,253	1,026,747	1,126,747	1,276,747
90	184,813	1,478,501	-691,499	978,501	1,078,501	1,228,501
100	181,797	1,454,379	-715,621	954,379	1,054,379	1,204,379
125	174,259	1,394,072	-775,928	894,072	994,072	1,144,072
150	166,721	1,333,765	-836,235	833,765	933,765	1,083,765
175	159,182	1,273,458	-896,542	773,458	873,458	1,023,458
200	151,644	1,213,152	-956,848	713,152	813,152	963,152
225	144,106	1,152,845	-1,017,155	652,845	752,845	902,845
250	136,567	1,092,538	-1,077,462	592,538	692,538	842,538
275	129,029	1,032,231	-1,137,769	532,231	632,231	782,231
300	121,491	971,924	-1,198,076	471,924	571,924	721,924
325	113,952	911,618	-1,258,382	411,618	511,618	661,618

Maximum CIL rates (per square metre)			
BLV1	BLV2	BLV3	BLV4
#N/A	£325	£325	£325

2- Hatfield and Birchwood Private values £5005 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	258,878	2,071,027	-98,973	1,571,027	1,671,027	1,821,027
20	252,848	2,022,782	-147,218	1,522,782	1,622,782	1,772,782
30	249,832	1,998,659	-171,341	1,498,659	1,598,659	1,748,659
50	243,802	1,950,414	-219,586	1,450,414	1,550,414	1,700,414
70	237,771	1,902,168	-267,832	1,402,168	1,502,168	1,652,168
90	231,740	1,853,923	-316,077	1,353,923	1,453,923	1,603,923
100	228,725	1,829,800	-340,200	1,329,800	1,429,800	1,579,800
125	221,187	1,769,493	-400,507	1,269,493	1,369,493	1,519,493
150	213,648	1,709,186	-460,814	1,209,186	1,309,186	1,459,186
175	206,110	1,648,880	-521,120	1,148,880	1,248,880	1,398,880
200	198,572	1,588,573	-581,427	1,088,573	1,188,573	1,338,573
225	191,033	1,528,266	-641,734	1,028,266	1,128,266	1,278,266
250	183,495	1,467,959	-702,041	967,959	1,067,959	1,217,959
275	175,957	1,407,652	-762,348	907,652	1,007,652	1,157,652
300	168,418	1,347,346	-822,654	847,346	947,346	1,097,346
325	160,880	1,287,039	-882,961	787,039	887,039	1,037,039

Maximum CIL rates (per square metre)			
BLV1	BLV2	BLV3	BLV4
#N/A	£325	£325	£325

3- Welwyn Garden City, Panshanger, Hall Grove, H Private values £5167 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	304,795	2,438,364	268,364	1,938,364	2,038,364	2,188,364
20	298,765	2,390,118	220,118	1,890,118	1,990,118	2,140,118
30	295,749	2,365,995	195,995	1,865,995	1,965,995	2,115,995
50	289,719	2,317,750	147,750	1,817,750	1,917,750	2,067,750
70	283,689	2,269,504	99,504	1,769,504	1,869,504	2,019,504
90	277,657	2,221,259	51,259	1,721,259	1,821,259	1,971,259
100	274,642	2,197,136	27,136	1,697,136	1,797,136	1,947,136
125	267,104	2,136,830	-33,170	1,636,830	1,736,830	1,886,830
150	259,565	2,076,523	-93,477	1,576,523	1,676,523	1,826,523
175	252,027	2,016,216	-153,784	1,516,216	1,616,216	1,766,216
200	244,489	1,955,909	-214,091	1,455,909	1,555,909	1,705,909
225	236,950	1,895,602	-274,398	1,395,602	1,495,602	1,645,602
250	229,412	1,835,296	-334,704	1,335,296	1,435,296	1,585,296
275	221,874	1,774,989	-395,011	1,274,989	1,374,989	1,524,989
300	214,335	1,714,682	-455,318	1,214,682	1,314,682	1,464,682
325	206,797	1,654,375	-515,625	1,154,375	1,254,375	1,404,375

Maximum CIL rates (per square metre)			
BLV1	BLV2	BLV3	BLV4
£100	£325	£325	£325

4- Welwyn, Oaklands, Mardley Heath and Digsweil Private values £5382 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	367,458	2,939,668	769,668	2,439,668	2,539,668	2,689,668
20	361,428	2,891,422	721,422	2,391,422	2,491,422	2,641,422
30	358,412	2,867,300	697,300	2,367,300	2,467,300	2,617,300
50	352,382	2,819,054	649,054	2,319,054	2,419,054	2,569,054
70	346,351	2,770,809	600,809	2,270,809	2,370,809	2,520,809
90	340,320	2,722,563	552,563	2,222,563	2,322,563	2,472,563
100	337,305	2,698,441	528,441	2,198,441	2,298,441	2,448,441
125	329,767	2,638,134	468,134	2,138,134	2,238,134	2,388,134
150	322,228	2,577,827	407,827	2,077,827	2,177,827	2,327,827
175	314,690	2,517,520	347,520	2,017,520	2,117,520	2,267,520
200	307,152	2,457,213	287,213	1,957,213	2,057,213	2,207,213
225	299,613	2,396,907	226,907	1,896,907	1,996,907	2,146,907
250	292,075	2,336,600	166,600	1,836,600	1,936,600	2,086,600
275	284,537	2,276,293	106,293	1,776,293	1,876,293	2,026,293
300	276,998	2,215,986	45,986	1,715,986	1,815,986	1,965,986
325	269,460	2,155,679	-14,321	1,655,679	1,755,679	1,905,679

Maximum CIL rates (per square metre)			
BLV1	BLV2	BLV3	BLV4
£300	£325	£325	£325

5- Brookman's Park, Little Heath, Cuffley, Essendon Private values £6781 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	754,856	6,038,845	3,868,845	5,538,845	5,638,845	5,788,845
20	748,825	5,990,599	3,820,599	5,490,599	5,590,599	5,740,599
30	745,810	5,966,476	3,796,476	5,466,476	5,566,476	5,716,476
50	739,779	5,918,231	3,748,231	5,418,231	5,518,231	5,668,231
70	733,748	5,869,986	3,699,986	5,369,986	5,469,986	5,619,986
90	727,718	5,821,740	3,651,740	5,321,740	5,421,740	5,571,740
100	724,702	5,797,617	3,627,617	5,297,617	5,397,617	5,547,617
125	717,164	5,737,311	3,567,311	5,237,311	5,337,311	5,487,311
150	709,625	5,677,004	3,507,004	5,177,004	5,277,004	5,427,004
175	702,087	5,616,697	3,446,697	5,116,697	5,216,697	5,366,697
200	694,549	5,556,390	3,386,390	5,056,390	5,156,390	5,306,390
225	687,010	5,496,083	3,326,083	4,996,083	5,096,083	5,246,083
250	679,472	5,435,777	3,265,777	4,935,777	5,035,777	5,185,777
275	671,934	5,375,470	3,205,470	4,875,470	4,975,470	5,125,470
300	664,395	5,315,163	3,145,163	4,815,163	4,915,163	5,065,163
325	656,857	5,254,856	3,084,856	4,754,856	4,854,856	5,004,856

Maximum CIL rates (per square metre)			
BLV1	BLV2	BLV3	BLV4
£325	£325	£325	£325

**Community Infrastructure Levy  
Welwyn Hatfield BC**

**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Industrial £2,170,000	value 2 - Urban Open-space & other non backlands £500,000	Benchmark land value 3 - Greenfield (higher) £400,000	Benchmark land value 4 - Greenfield (lower) £250,000

**Site type 3**

Houses	
No of units	10 units
Density:	40 dph

Affordable %	30%
% Social Rented	51%
% Aff Rent	49%
% Shrd Ownship	0%

Site area	0.25 ha
Net to gross	100%

Growth	
Sales	21%
Build	10%

**1- South Hatfield**

Private values £4844 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	433,530	1,734,120	-435,880	1,234,120	1,334,120	1,484,120
20	421,662	1,686,646	-483,354	1,186,646	1,286,646	1,436,646
30	415,727	1,662,909	-507,091	1,162,909	1,262,909	1,412,909
50	403,859	1,615,436	-554,564	1,115,436	1,215,436	1,365,436
70	391,990	1,567,962	-602,038	1,067,962	1,167,962	1,317,962
90	380,122	1,520,488	-649,512	1,020,488	1,120,488	1,270,488
100	374,188	1,496,751	-673,249	996,751	1,096,751	1,246,751
125	359,352	1,437,407	-732,593	937,407	1,037,407	1,187,407
150	344,517	1,378,067	-791,933	878,067	978,067	1,128,067
175	329,681	1,318,723	-851,277	818,723	918,723	1,068,723
200	314,845	1,259,379	-910,621	759,379	859,379	1,009,379
225	300,010	1,200,039	-969,961	700,039	800,039	950,039
250	285,174	1,140,695	-1,029,305	640,695	740,695	890,695
275	270,339	1,081,355	-1,088,645	581,355	681,355	831,355
300	255,503	1,022,010	-1,147,990	522,010	622,010	772,010
325	240,668	962,670	-1,207,330	462,670	562,670	712,670

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#N/A	£325	£325	£325

**2- Hatfield and Birchwood**

Private values £5005 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	525,847	2,103,390	-66,610	1,603,390	1,703,390	1,853,390
20	513,979	2,055,916	-114,084	1,555,916	1,655,916	1,805,916
30	508,045	2,032,179	-137,821	1,532,179	1,632,179	1,782,179
50	496,176	1,984,706	-185,294	1,484,706	1,584,706	1,734,706
70	484,308	1,937,232	-232,768	1,437,232	1,537,232	1,687,232
90	472,440	1,889,758	-280,242	1,389,758	1,489,758	1,639,758
100	466,505	1,866,022	-303,978	1,366,022	1,466,022	1,616,022
125	451,670	1,806,681	-363,319	1,306,681	1,406,681	1,556,681
150	436,834	1,747,337	-422,663	1,247,337	1,347,337	1,497,337
175	421,998	1,687,993	-482,007	1,187,993	1,287,993	1,437,993
200	407,163	1,628,653	-541,347	1,128,653	1,228,653	1,378,653
225	392,327	1,569,309	-600,691	1,069,309	1,169,309	1,319,309
250	377,492	1,509,969	-660,031	1,009,969	1,109,969	1,259,969
275	362,656	1,450,625	-719,375	950,625	1,050,625	1,200,625
300	347,821	1,391,285	-778,715	891,285	991,285	1,141,285
325	332,985	1,331,940	-838,060	831,940	931,940	1,081,940

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#N/A	£325	£325	£325

**3- Welwyn Garden City, Panshanger, Hall Grove, H Private values £5167 psm**

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	616,190	2,464,762	294,762	1,964,762	2,064,762	2,214,762
20	604,322	2,417,288	247,288	1,917,288	2,017,288	2,167,288
30	598,388	2,393,551	223,551	1,893,551	1,993,551	2,143,551
50	586,519	2,346,078	176,078	1,846,078	1,946,078	2,096,078
70	574,651	2,298,604	128,604	1,798,604	1,898,604	2,048,604
90	562,783	2,251,130	81,130	1,751,130	1,851,130	2,001,130
100	556,848	2,227,393	57,393	1,727,393	1,827,393	1,977,393
125	542,012	2,168,049	-1,951	1,668,049	1,768,049	1,918,049
150	527,176	2,108,705	-61,295	1,608,705	1,708,705	1,868,705
175	512,341	2,049,365	-120,635	1,549,365	1,649,365	1,799,365
200	497,505	1,990,021	-179,979	1,490,021	1,590,021	1,740,021
225	482,670	1,930,681	-239,319	1,430,681	1,530,681	1,680,681
250	467,834	1,871,337	-298,663	1,371,337	1,471,337	1,621,337
275	452,999	1,811,997	-358,003	1,311,997	1,411,997	1,561,997
300	438,163	1,752,652	-417,348	1,252,652	1,352,652	1,502,652
325	423,327	1,693,308	-476,692	1,193,308	1,293,308	1,443,308

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
£100	£325	£325	£325

**4- Welwyn, Oaklands, Mardley Heath and Digswell Private values £5382 psm**

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	739,462	2,957,849	787,849	2,457,849	2,557,849	2,707,849
20	727,594	2,910,375	740,375	2,410,375	2,510,375	2,660,375
30	721,660	2,886,639	716,639	2,386,639	2,486,639	2,636,639
50	709,791	2,839,165	669,165	2,339,165	2,439,165	2,589,165
70	697,923	2,791,691	621,691	2,291,691	2,391,691	2,541,691
90	686,054	2,744,217	574,217	2,244,217	2,344,217	2,494,217
100	680,120	2,720,481	550,481	2,220,481	2,320,481	2,470,481
125	665,284	2,661,136	491,136	2,161,136	2,261,136	2,411,136
150	650,448	2,601,792	431,792	2,101,792	2,201,792	2,351,792
175	635,613	2,542,447	372,447	2,042,447	2,142,447	2,292,447
200	620,777	2,483,103	313,103	1,983,103	2,083,103	2,233,103
225	605,942	2,423,758	253,758	1,923,758	2,023,758	2,173,758
250	591,106	2,364,414	194,414	1,864,414	1,964,414	2,114,414
275	576,271	2,305,069	135,069	1,805,069	1,905,069	2,055,069
300	561,435	2,245,724	75,724	1,745,724	1,845,724	1,995,724
325	546,599	2,186,379	16,379	1,686,379	1,786,379	1,936,379

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
£325	£325	£325	£325

**5- Brookman's Park, Little Heath, Cuffley, Essendon Private values £6781 psm**

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,501,815	6,007,258	3,837,258	5,507,258	5,607,258	5,757,258
20	1,489,946	5,959,785	3,789,785	5,459,785	5,559,785	5,709,785
30	1,484,011	5,936,044	3,766,044	5,436,044	5,536,044	5,686,044
50	1,472,143	5,888,570	3,718,570	5,388,570	5,488,570	5,638,570
70	1,460,274	5,841,096	3,671,096	5,341,096	5,441,096	5,591,096
90	1,448,406	5,793,623	3,623,623	5,293,623	5,393,623	5,543,623
100	1,442,471	5,769,886	3,599,886	5,269,886	5,369,886	5,519,886
125	1,427,636	5,710,546	3,540,546	5,210,546	5,310,546	5,460,546
150	1,412,800	5,651,202	3,481,202	5,151,202	5,251,202	5,401,202
175	1,397,965	5,591,858	3,421,858	5,091,858	5,191,858	5,341,858
200	1,383,129	5,532,517	3,362,517	5,032,517	5,132,517	5,282,517
225	1,368,293	5,473,173	3,303,173	4,973,173	5,073,173	5,223,173
250	1,353,458	5,413,833	3,243,833	4,913,833	5,013,833	5,163,833
275	1,338,622	5,354,489	3,184,489	4,854,489	4,954,489	5,104,489
300	1,323,787	5,295,149	3,125,149	4,795,149	4,895,149	5,045,149
325	1,308,951	5,235,805	3,065,805	4,735,805	4,835,805	4,985,805

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
£325	£325	£325	£325



**Community Infrastructure Levy  
Welwyn Hatfield BC**

**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Industrial £2,170,000	value 2 - Urban Open-space & other net backlands £500,000	Benchmark land value 3 - Greenfield (higher) £400,000	Benchmark land value 4 - Greenfield (lower) £250,000

**Site type 4**

Flats and Houses	
No of units	12 units
Density:	86 dph

Affordable %	30%
% Social Rented	51%
% Aff Rent	49%
% Shrd Ownship	0%

Site area	0.14 ha
Net to gross	100%

Growth	
Sales	21%
Build	10%

**1- South Hatfield**

**Private values £4844 psm**

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-466.826	-3,345.588	-5,515.588	-3,845.588	-3,745.588	-3,595.588
20	-481.025	-3,447.344	-5,617.344	-3,947.344	-3,847.344	-3,697.344
30	-488.124	-3,498.221	-5,668.221	-3,998.221	-3,898.221	-3,748.221
50	-502.322	-3,599.977	-5,769.977	-4,099.977	-3,999.977	-3,849.977
70	-516.521	-3,701.732	-5,871.732	-4,201.732	-4,101.732	-3,951.732
90	-530.719	-3,803.488	-5,973.488	-4,303.488	-4,203.488	-4,053.488
100	-537.818	-3,854.366	-6,024.366	-4,354.366	-4,254.366	-4,104.366
125	-555.567	-3,981.560	-6,151.560	-4,481.560	-4,381.560	-4,231.560
150	-573.315	-4,108.754	-6,278.754	-4,608.754	-4,508.754	-4,358.754
175	-591.063	-4,235.949	-6,405.949	-4,735.949	-4,635.949	-4,485.949
200	-608.811	-4,363.143	-6,533.143	-4,863.143	-4,763.143	-4,613.143
225	-626.559	-4,490.338	-6,660.338	-4,990.338	-4,890.338	-4,740.338
250	-644.307	-4,617.532	-6,787.532	-5,117.532	-5,017.532	-4,867.532
275	-662.055	-4,744.734	-6,914.734	-5,244.734	-5,144.734	-4,994.734
300	-679.804	-4,871.928	-7,041.928	-5,371.928	-5,271.928	-5,121.928
325	-697.552	-4,999.122	-7,169.122	-5,499.122	-5,399.122	-5,249.122

**Maximum CIL rates (per square metre)**

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

**2- Hatfield and Birchwood**

**Private values £5005 psm**

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-372.291	-2,668.088	-4,838.088	-3,168.088	-3,068.088	-2,918.088
20	-386.490	-2,769.844	-4,939.844	-3,269.844	-3,169.844	-3,019.844
30	-393.589	-2,820.722	-4,990.722	-3,320.722	-3,220.722	-3,070.722
50	-407.787	-2,922.477	-5,092.477	-3,422.477	-3,322.477	-3,172.477
70	-421.986	-3,024.233	-5,194.233	-3,524.233	-3,424.233	-3,274.233
90	-436.184	-3,125.988	-5,295.988	-3,625.988	-3,525.988	-3,375.988
100	-443.284	-3,176.866	-5,346.866	-3,676.866	-3,576.866	-3,426.866
125	-461.032	-3,304.060	-5,474.060	-3,804.060	-3,704.060	-3,554.060
150	-478.781	-3,431.262	-5,601.262	-3,931.262	-3,831.262	-3,681.262
175	-496.529	-3,558.456	-5,728.456	-4,058.456	-3,958.456	-3,808.456
200	-514.277	-3,685.651	-5,855.651	-4,185.651	-4,085.651	-3,935.651
225	-532.025	-3,812.845	-5,982.845	-4,312.845	-4,212.845	-4,062.845
250	-549.773	-3,940.039	-6,110.039	-4,440.039	-4,340.039	-4,190.039
275	-567.521	-4,067.234	-6,237.234	-4,567.234	-4,467.234	-4,317.234
300	-585.269	-4,194.428	-6,364.428	-4,694.428	-4,594.428	-4,444.428
325	-603.017	-4,321.622	-6,491.622	-4,821.622	-4,721.622	-4,571.622

**Maximum CIL rates (per square metre)**

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

**3- Welwyn Garden City, Panshanger, Hall Grove, Hg Private values £5167 psm**

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-279.780	-2,005.090	-4,175.090	-2,505.090	-2,405.090	-2,255.090
20	-293.978	-2,106.845	-4,276.845	-2,606.845	-2,506.845	-2,356.845
30	-301.078	-2,157.723	-4,327.723	-2,657.723	-2,557.723	-2,407.723
50	-315.276	-2,259.479	-4,429.479	-2,759.479	-2,659.479	-2,509.479
70	-329.475	-2,361.234	-4,531.234	-2,861.234	-2,761.234	-2,611.234
90	-343.673	-2,462.990	-4,632.990	-2,962.990	-2,862.990	-2,712.990
100	-350.772	-2,513.867	-4,683.867	-3,013.867	-2,913.867	-2,763.867
125	-368.520	-2,641.062	-4,811.062	-3,141.062	-3,041.062	-2,891.062
150	-386.268	-2,768.256	-4,938.256	-3,268.256	-3,168.256	-3,018.256
175	-404.016	-2,895.451	-5,065.451	-3,395.451	-3,295.451	-3,145.451
200	-421.764	-3,022.645	-5,192.645	-3,522.645	-3,422.645	-3,272.645
225	-439.513	-3,149.847	-5,319.847	-3,649.847	-3,549.847	-3,399.847
250	-457.262	-3,277.041	-5,447.041	-3,777.041	-3,677.041	-3,527.041
275	-475.010	-3,404.235	-5,574.235	-3,904.235	-3,804.235	-3,654.235
300	-492.758	-3,531.430	-5,701.430	-4,031.430	-3,931.430	-3,781.430
325	-510.506	-3,658.624	-5,828.624	-4,158.624	-4,058.624	-3,908.624

**Maximum CIL rates (per square metre)**

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

**4- Welwyn, Oaklands, Mardley Heath and Digswell Private values £5382 psm**

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-153.548	-1,100.430	-3,270.430	-1,600.430	-1,500.430	-1,350.430
20	-167.747	-1,202.186	-3,372.186	-1,702.186	-1,602.186	-1,452.186
30	-174.846	-1,253.064	-3,423.064	-1,753.064	-1,653.064	-1,503.064
50	-189.045	-1,354.819	-3,524.819	-1,854.819	-1,754.819	-1,604.819
70	-203.243	-1,456.575	-3,626.575	-1,956.575	-1,856.575	-1,706.575
90	-217.441	-1,558.330	-3,728.330	-2,058.330	-1,958.330	-1,808.330
100	-224.541	-1,609.208	-3,779.208	-2,109.208	-2,009.208	-1,859.208
125	-242.289	-1,736.402	-3,906.402	-2,236.402	-2,136.402	-1,986.402
150	-260.037	-1,863.597	-4,033.597	-2,363.597	-2,263.597	-2,113.597
175	-277.785	-1,990.791	-4,160.791	-2,490.791	-2,390.791	-2,240.791
200	-295.533	-2,117.986	-4,287.986	-2,617.986	-2,517.986	-2,367.986
225	-313.282	-2,245.187	-4,415.187	-2,745.187	-2,645.187	-2,495.187
250	-331.030	-2,372.381	-4,542.381	-2,872.381	-2,772.381	-2,622.381
275	-348.778	-2,499.576	-4,669.576	-2,999.576	-2,899.576	-2,749.576
300	-366.526	-2,626.770	-4,796.770	-3,126.770	-3,026.770	-2,876.770
325	-384.274	-2,753.965	-4,923.965	-3,253.965	-3,153.965	-3,003.965

**Maximum CIL rates (per square metre)**

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

**5- Brookman's Park, Little Heath, Cuffley, Essendon Private values £6781 psm**

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	617.683	4,426.731	2,256.731	3,926.731	4,026.731	4,176.731
20	603.698	4,326.502	2,156.502	3,826.502	3,926.502	4,076.502
30	596.706	4,276.394	2,106.394	3,776.394	3,876.394	4,026.394
50	582.721	4,176.165	2,006.165	3,676.165	3,776.165	3,926.165
70	568.735	4,075.936	1,905.936	3,575.936	3,675.936	3,825.936
90	554.751	3,975.714	1,805.714	3,475.714	3,575.714	3,725.714
100	547.758	3,925.599	1,755.599	3,425.599	3,525.599	3,675.599
125	530.276	3,800.312	1,630.312	3,300.312	3,400.312	3,550.312
150	512.795	3,675.033	1,505.033	3,175.033	3,275.033	3,425.033
175	495.313	3,549.746	1,379.746	3,049.746	3,149.746	3,299.746
200	477.833	3,424.467	1,254.467	2,924.467	3,024.467	3,174.467
225	460.351	3,299.180	1,129.180	2,799.180	2,899.180	3,049.180
250	442.870	3,173.901	1,003.901	2,673.901	2,773.901	2,923.901
275	425.388	3,048.614	878.614	2,548.614	2,648.614	2,798.614
300	407.907	2,923.334	753.334	2,423.334	2,523.334	2,673.334
325	390.425	2,798.048	628.048	2,298.048	2,398.048	2,548.048

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
£325	£325	£325	£325

**Community Infrastructure Levy  
Welwyn Hatfield BC**

Benchmark Land Values (per gross ha)			
BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Industrial £2,170,000	value 2 - Urban Open space & other non backlands £500,000	Benchmark land value 3 - Greenfield (higher) £400,000	Benchmark land value 4 - Greenfield (lower) £250,000

Site type 5	
Flats	
No of units	24 units
Density:	120 dph

Affordable %	30%	Site area	0.20 ha
% Social Rented	51%	Net to gross	100%
% Aff Rent	49%	Growth	
% Shrd Ownship	0%	Sales	21%
		Build	10%

1- South Hatfield Private values £4844 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,450,257	-7,251,287	-9,421,287	-7,751,287	-7,651,287	-7,501,287
20	-1,474,294	-7,371,471	-9,541,471	-7,871,471	-7,771,471	-7,621,471
30	-1,486,313	-7,431,567	-9,601,567	-7,931,567	-7,831,567	-7,681,567
50	-1,510,350	-7,551,750	-9,721,750	-8,051,750	-7,951,750	-7,801,750
70	-1,534,387	-7,671,933	-9,841,933	-8,171,933	-8,071,933	-7,921,933
90	-1,558,423	-7,792,116	-9,962,116	-8,292,116	-8,192,116	-8,042,116
100	-1,570,442	-7,852,208	-10,022,208	-8,352,208	-8,252,208	-8,102,208
125	-1,600,488	-8,002,439	-10,172,439	-8,502,439	-8,402,439	-8,252,439
150	-1,630,534	-8,152,671	-10,322,671	-8,652,671	-8,552,671	-8,402,671
175	-1,660,580	-8,302,902	-10,472,902	-8,802,902	-8,702,902	-8,552,902
200	-1,690,627	-8,453,134	-10,623,134	-8,953,134	-8,853,134	-8,703,134
225	-1,720,672	-8,603,366	-10,773,366	-9,103,366	-9,003,366	-8,853,366
250	-1,750,718	-8,753,592	-10,923,592	-9,253,592	-9,153,592	-9,003,592
275	-1,780,765	-8,903,823	-11,073,823	-9,403,823	-9,303,823	-9,153,823
300	-1,810,811	-9,054,054	-11,224,054	-9,554,054	-9,454,054	-9,304,054
325	-1,840,857	-9,204,286	-11,374,286	-9,704,286	-9,604,286	-9,454,286

Maximum CIL rates (per square metre)				
BLV1	BLV2	BLV3	BLV4	
#/N/A	#/N/A	#/N/A	#/N/A	

2- Hatfield and Birchwood Private values £5005 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,301,009	-6,505,046	-8,675,046	-7,005,046	-6,905,046	-6,755,046
20	-1,325,046	-6,625,230	-8,795,230	-7,125,230	-7,025,230	-6,875,230
30	-1,337,064	-6,685,321	-8,855,321	-7,185,321	-7,085,321	-6,935,321
50	-1,361,101	-6,805,504	-8,975,504	-7,305,504	-7,205,504	-7,055,504
70	-1,385,137	-6,925,687	-9,095,687	-7,425,687	-7,325,687	-7,175,687
90	-1,409,175	-7,045,876	-9,215,876	-7,545,876	-7,445,876	-7,295,876
100	-1,421,193	-7,105,967	-9,275,967	-7,605,967	-7,505,967	-7,355,967
125	-1,451,240	-7,256,199	-9,426,199	-7,756,199	-7,656,199	-7,506,199
150	-1,481,285	-7,406,425	-9,576,425	-7,906,425	-7,806,425	-7,656,425
175	-1,511,331	-7,556,656	-9,726,656	-8,056,656	-7,956,656	-7,806,656
200	-1,541,378	-7,706,888	-9,876,888	-8,206,888	-8,106,888	-7,956,888
225	-1,571,424	-7,857,119	-10,027,119	-8,357,119	-8,257,119	-8,107,119
250	-1,601,470	-8,007,351	-10,177,351	-8,507,351	-8,407,351	-8,257,351
275	-1,631,515	-8,157,577	-10,327,577	-8,657,577	-8,557,577	-8,407,577
300	-1,661,562	-8,307,808	-10,477,808	-8,807,808	-8,707,808	-8,557,808
325	-1,691,608	-8,458,040	-10,628,040	-8,958,040	-8,858,040	-8,708,040

Maximum CIL rates (per square metre)				
BLV1	BLV2	BLV3	BLV4	
#/N/A	#/N/A	#/N/A	#/N/A	

3- Welwyn Garden City, Panshanger, Hall Grove, H Private values £5167 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,154,950	-5,774,751	-7,944,751	-6,274,751	-6,174,751	-6,024,751
20	-1,178,987	-5,894,934	-8,064,934	-6,394,934	-6,294,934	-6,144,934
30	-1,191,006	-5,955,030	-8,125,030	-6,455,030	-6,355,030	-6,205,030
50	-1,215,043	-6,075,214	-8,245,214	-6,575,214	-6,475,214	-6,325,214
70	-1,239,079	-6,195,397	-8,365,397	-6,695,397	-6,595,397	-6,445,397
90	-1,263,116	-6,315,580	-8,485,580	-6,815,580	-6,715,580	-6,565,580
100	-1,275,134	-6,375,671	-8,545,671	-6,875,671	-6,775,671	-6,625,671
125	-1,305,181	-6,525,903	-8,695,903	-7,025,903	-6,925,903	-6,775,903
150	-1,335,227	-6,676,134	-8,846,134	-7,176,134	-7,076,134	-6,926,134
175	-1,365,273	-6,826,366	-8,996,366	-7,326,366	-7,226,366	-7,076,366
200	-1,395,319	-6,976,597	-9,146,597	-7,476,597	-7,376,597	-7,226,597
225	-1,425,365	-7,126,823	-9,296,823	-7,626,823	-7,526,823	-7,376,823
250	-1,455,411	-7,277,055	-9,447,055	-7,777,055	-7,677,055	-7,527,055
275	-1,485,457	-7,427,286	-9,597,286	-7,927,286	-7,827,286	-7,677,286
300	-1,515,504	-7,577,518	-9,747,518	-8,077,518	-7,977,518	-7,827,518
325	-1,545,550	-7,727,749	-9,897,749	-8,227,749	-8,127,749	-7,977,749

Maximum CIL rates (per square metre)				
BLV1	BLV2	BLV3	BLV4	
#/N/A	#/N/A	#/N/A	#/N/A	

4- Welwyn, Oaklands, Mardley Heath and Digswell Private values £5382 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-955,660	-4,778,298	-6,948,298	-5,278,298	-5,178,298	-5,028,298
20	-979,696	-4,898,481	-7,068,481	-5,398,481	-5,298,481	-5,148,481
30	-991,715	-4,958,573	-7,128,573	-5,458,573	-5,358,573	-5,208,573
50	-1,015,751	-5,078,756	-7,248,756	-5,578,756	-5,478,756	-5,328,756
70	-1,039,789	-5,198,944	-7,368,944	-5,698,944	-5,598,944	-5,448,944
90	-1,063,825	-5,319,127	-7,489,127	-5,819,127	-5,719,127	-5,569,127
100	-1,075,844	-5,379,219	-7,549,219	-5,879,219	-5,779,219	-5,629,219
125	-1,105,890	-5,529,450	-7,699,450	-6,029,450	-5,929,450	-5,779,450
150	-1,135,936	-5,679,681	-7,849,681	-6,179,681	-6,079,681	-5,929,681
175	-1,165,982	-5,829,908	-7,999,908	-6,329,908	-6,229,908	-6,079,908
200	-1,196,028	-5,980,139	-8,150,139	-6,480,139	-6,380,139	-6,230,139
225	-1,226,074	-6,130,371	-8,300,371	-6,630,371	-6,530,371	-6,380,371
250	-1,256,120	-6,280,602	-8,450,602	-6,780,602	-6,680,602	-6,530,602
275	-1,286,167	-6,430,834	-8,600,834	-6,930,834	-6,830,834	-6,680,834
300	-1,316,212	-6,581,066	-8,751,066	-7,081,066	-6,981,066	-6,831,066
325	-1,346,258	-6,731,291	-8,901,291	-7,231,291	-7,131,291	-6,981,291

Maximum CIL rates (per square metre)				
BLV1	BLV2	BLV3	BLV4	
#/N/A	#/N/A	#/N/A	#/N/A	

5- Brookman's Park, Little Heath, Cuffley, Essendon Private values £6781 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	272,726	1,363,631	-806,369	863,631	963,631	1,113,631
20	249,050	1,245,251	-924,749	745,251	845,251	995,251
30	237,213	1,186,064	-983,936	686,064	786,064	936,064
50	213,537	1,067,684	-1,102,316	567,684	667,684	817,684
70	189,861	949,303	-1,220,697	449,303	549,303	699,303
90	166,186	830,928	-1,339,072	330,928	430,928	580,928
100	154,348	771,741	-1,398,259	271,741	371,741	521,741
125	124,753	623,767	-1,546,233	123,767	223,767	373,767
150	96,159	475,793	-1,694,207	-24,207	75,793	225,793
175	68,564	327,819	-1,842,181	-172,181	-72,181	77,819
200	36,970	179,850	-1,990,150	-320,150	-220,150	-70,150
225	6,375	31,876	-2,138,124	-468,124	-368,124	-218,124
250	-23,574	-117,868	-2,287,868	-617,868	-517,868	-367,868
275	-53,620	-268,100	-2,436,100	-766,100	-666,100	-518,100
300	-83,666	-418,331	-2,584,331	-914,331	-814,331	-668,331
325	-113,711	-568,557	-2,732,557	-1,062,557	-962,557	-818,557

Maximum CIL rates (per square metre)				
BLV1	BLV2	BLV3	BLV4	
#/N/A	#/N/A	£125	£150	£175

**Community Infrastructure Levy  
Welwyn Hatfield BC**

**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Industrial £2,170,000	value 2 - Urban Open-space & other non backlands £500,000	Benchmark land value 3 - Greenfield (higher) £400,000	Benchmark land value 4 - Greenfield (lower) £250,000

**Site type 6**

Houses	
No of units	50 units
Density:	40 dph

Affordable %	30%
% Social Rented	51%
% Aff Rent	49%
% Shrd Ownship	0%

Site area	1.79 ha
Net to gross	70%

Growth	
Sales	21%
Build	10%

**1- South Hatfield**

**Private values** £4844 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,318,267	1,298,229	-871,771	798,229	898,229	1,048,229
20	2,268,313	1,270,255	-899,745	770,255	870,255	1,020,255
30	2,243,335	1,256,267	-913,733	756,267	856,267	1,006,267
50	2,193,380	1,228,293	-941,707	728,293	828,293	978,293
70	2,143,426	1,200,319	-969,681	700,319	800,319	950,319
90	2,093,471	1,172,344	-997,656	672,344	772,344	922,344
100	2,068,494	1,158,357	-1,011,643	658,357	758,357	908,357
125	2,006,051	1,123,388	-1,046,612	623,388	723,388	873,388
150	1,943,608	1,088,420	-1,081,580	588,420	688,420	838,420
175	1,881,164	1,053,452	-1,116,548	553,452	653,452	803,452
200	1,818,721	1,018,484	-1,151,516	518,484	618,484	768,484
225	1,756,278	983,516	-1,186,484	483,516	583,516	733,516
250	1,693,835	948,547	-1,221,453	448,547	548,547	698,547
275	1,631,390	913,579	-1,256,421	413,579	513,579	663,579
300	1,568,947	878,610	-1,291,390	378,610	478,610	628,610
325	1,506,504	843,642	-1,326,358	343,642	443,642	593,642

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#N/A	£325	£325	£325

**2- Hatfield and Birchwood**

**Private values** £5005 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,849,118	1,595,506	-574,494	1,095,506	1,195,506	1,345,506
20	2,799,677	1,567,819	-602,181	1,067,819	1,167,819	1,317,819
30	2,774,699	1,553,832	-616,168	1,053,832	1,153,832	1,303,832
50	2,724,745	1,525,857	-644,143	1,025,857	1,125,857	1,275,857
70	2,674,790	1,497,883	-672,117	997,883	1,097,883	1,247,883
90	2,624,835	1,469,908	-700,092	969,908	1,069,908	1,219,908
100	2,599,858	1,455,921	-714,079	955,921	1,055,921	1,205,921
125	2,537,415	1,420,952	-749,048	920,952	1,020,952	1,170,952
150	2,474,972	1,385,984	-784,016	885,984	985,984	1,135,984
175	2,412,529	1,351,016	-818,984	851,016	951,016	1,101,016
200	2,350,085	1,316,048	-853,952	816,048	916,048	1,066,048
225	2,287,642	1,281,080	-888,920	781,080	881,080	1,031,080
250	2,225,198	1,246,111	-923,889	746,111	846,111	996,111
275	2,162,755	1,211,143	-958,857	711,143	811,143	961,143
300	2,100,312	1,176,174	-993,826	676,174	776,174	926,174
325	2,037,868	1,141,206	-1,028,794	641,206	741,206	891,206

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#N/A	£325	£325	£325

**3- Welwyn Garden City, Panshanger, Hall Grove, H Private values** £5167 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,362,497	1,882,999	-287,001	1,382,999	1,482,999	1,632,999
20	3,313,294	1,855,444	-314,556	1,355,444	1,455,444	1,605,444
30	3,288,692	1,841,667	-328,333	1,341,667	1,441,667	1,591,667
50	3,239,488	1,814,113	-355,887	1,314,113	1,414,113	1,564,113
70	3,190,285	1,786,559	-383,441	1,286,559	1,386,559	1,536,559
90	3,141,080	1,759,005	-410,995	1,259,005	1,359,005	1,509,005
100	3,116,478	1,745,228	-424,772	1,245,228	1,345,228	1,495,228
125	3,054,973	1,710,785	-459,215	1,210,785	1,310,785	1,460,785
150	2,993,468	1,676,342	-493,658	1,176,342	1,276,342	1,426,342
175	2,931,963	1,641,899	-528,101	1,141,899	1,241,899	1,391,899
200	2,870,458	1,607,456	-562,544	1,107,456	1,207,456	1,357,456
225	2,808,953	1,573,013	-596,987	1,073,013	1,173,013	1,323,013
250	2,747,448	1,538,570	-631,430	1,038,570	1,138,570	1,288,570
275	2,685,943	1,504,127	-665,873	1,004,127	1,104,127	1,254,127
300	2,624,438	1,469,684	-700,316	969,684	1,069,684	1,220,684
325	2,562,933	1,435,241	-734,759	935,241	1,035,241	1,186,241

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#N/A	£325	£325	£325

**4- Welwyn, Oaklands, Mardley Heath and Digswell Private values** £5382 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,063,198	2,275,391	105,391	1,775,391	1,875,391	2,025,391
20	4,013,994	2,247,837	77,837	1,747,837	1,847,837	1,997,837
30	3,989,392	2,234,059	64,059	1,734,059	1,834,059	1,984,059
50	3,940,188	2,206,505	36,505	1,706,505	1,806,505	1,956,505
70	3,890,983	2,178,951	8,951	1,678,951	1,778,951	1,928,951
90	3,841,779	2,151,396	-18,604	1,651,396	1,751,396	1,901,396
100	3,817,177	2,137,619	-32,381	1,637,619	1,737,619	1,887,619
125	3,755,673	2,103,177	-66,823	1,603,177	1,703,177	1,853,177
150	3,694,168	2,068,734	-101,266	1,568,734	1,668,734	1,818,734
175	3,632,664	2,034,292	-135,708	1,534,292	1,634,292	1,784,292
200	3,571,159	1,999,849	-170,151	1,499,849	1,599,849	1,749,849
225	3,509,654	1,965,406	-204,594	1,465,406	1,565,406	1,715,406
250	3,448,149	1,930,963	-239,037	1,430,963	1,530,963	1,680,963
275	3,386,644	1,896,520	-273,479	1,396,521	1,496,521	1,646,521
300	3,325,139	1,862,077	-307,922	1,362,078	1,462,078	1,612,078
325	3,263,634	1,827,634	-342,364	1,327,636	1,427,636	1,577,636

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
£70	£325	£325	£325

**5- Brookman's Park, Little Heath, Cuffley, Essendon Private values** £6781 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,387,342	4,696,911	2,526,911	4,196,911	4,296,911	4,446,911
20	8,338,877	4,669,771	2,499,771	4,169,771	4,269,771	4,419,771
30	8,314,645	4,656,201	2,486,201	4,156,201	4,256,201	4,406,201
50	8,266,181	4,629,061	2,459,061	4,129,061	4,229,061	4,379,061
70	8,217,716	4,601,921	2,431,921	4,101,921	4,201,921	4,351,921
90	8,169,252	4,574,781	2,404,781	4,074,781	4,174,781	4,324,781
100	8,145,020	4,561,211	2,391,211	4,061,211	4,161,211	4,311,211
125	8,084,439	4,527,286	2,357,286	4,027,286	4,127,286	4,277,286
150	8,023,859	4,493,361	2,323,361	3,993,361	4,093,361	4,243,361
175	7,963,278	4,459,386	2,289,386	3,959,386	4,059,386	4,209,386
200	7,901,831	4,425,026	2,255,026	3,925,026	4,025,026	4,175,026
225	7,840,327	4,390,583	2,220,583	3,890,583	3,990,583	4,140,583
250	7,778,822	4,356,140	2,186,140	3,856,140	3,956,140	4,106,140
275	7,717,317	4,321,698	2,151,698	3,821,698	3,921,698	4,071,698
300	7,655,812	4,287,255	2,117,255	3,787,255	3,887,255	4,037,255
325	7,594,308	4,252,812	2,082,812	3,752,812	3,852,812	4,002,812

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
£325	£325	£325	£325

**Community Infrastructure Levy  
Welwyn Hatfield BC**

Benchmark Land Values (per gross ha)			
BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Industrial £2,170,000	value 2 - Urban Openspace & other near backlands £500,000	Benchmark land value 3 - Greenfield (higher) £400,000	Benchmark land value 4 - Greenfield (lower) £250,000

Site type 7	
Houses	
No of units	70 units
Density:	30 dph

Affordable %	30%	Site area	3.11 ha
% Social Rented	51%	Net to gross	75%
% Aff Rent	49%	Growth	
% Shrd Ownship	0%	Sales	21%
		Build	10%

1- South Hatfield Private values £4844 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,093,544	994,353	-1,175,647	494,353	594,353	744,353
20	3,003,289	965,343	-1,204,657	465,343	565,343	715,343
30	2,958,162	950,838	-1,219,162	450,838	550,838	700,838
50	2,867,908	921,827	-1,248,173	421,827	521,827	671,827
70	2,777,654	892,818	-1,277,182	392,818	492,818	642,818
90	2,687,400	863,807	-1,306,193	363,807	463,807	613,807
100	2,642,273	849,302	-1,320,698	349,302	449,302	599,302
125	2,529,455	813,039	-1,356,961	313,039	413,039	563,039
150	2,416,638	776,776	-1,393,224	276,776	376,776	526,776
175	2,303,820	740,513	-1,429,487	240,513	340,513	490,513
200	2,191,002	704,251	-1,465,749	204,251	304,251	454,251
225	2,078,185	667,988	-1,502,012	167,988	267,988	417,988
250	1,965,367	631,725	-1,538,275	131,725	231,725	381,725
275	1,852,549	595,462	-1,574,538	95,462	195,462	345,462
300	1,739,732	559,199	-1,610,801	59,199	159,199	309,199
325	1,626,914	522,937	-1,647,063	22,937	122,937	272,937

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£325	£325	£325

2- Hatfield and Birchwood Private values £5005 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,781,543	1,215,496	-954,504	715,496	815,496	965,496
20	3,692,645	1,186,922	-983,078	686,922	786,922	936,922
30	3,648,083	1,172,598	-997,402	672,598	772,598	922,598
50	3,557,829	1,143,588	-1,026,412	643,588	743,588	893,588
70	3,467,575	1,114,578	-1,055,422	614,578	714,578	864,578
90	3,377,321	1,085,567	-1,084,433	585,567	685,567	835,567
100	3,332,194	1,071,062	-1,098,938	571,062	671,062	821,062
125	3,219,376	1,034,799	-1,135,201	534,799	634,799	784,799
150	3,106,558	998,536	-1,171,464	498,536	598,536	748,536
175	2,993,741	962,274	-1,207,726	462,274	562,274	712,274
200	2,880,923	926,011	-1,243,989	426,011	526,011	676,011
225	2,768,105	889,748	-1,280,252	389,748	489,748	639,748
250	2,655,288	853,485	-1,316,515	353,485	453,485	603,485
275	2,542,470	817,222	-1,352,778	317,222	417,222	567,222
300	2,429,652	780,960	-1,389,040	280,960	380,960	530,960
325	2,316,835	744,697	-1,425,303	244,697	344,697	494,697

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£325	£325	£325

3- Welwyn Garden City, Panshanger, Hall Grove, Hg Private values £5167 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,448,112	1,429,750	-740,250	929,750	1,029,750	1,179,750
20	4,359,214	1,401,176	-768,824	901,176	1,001,176	1,151,176
30	4,314,765	1,386,889	-783,111	886,889	986,889	1,136,889
50	4,225,867	1,358,314	-811,686	858,314	958,314	1,108,314
70	4,136,969	1,329,740	-840,260	829,740	929,740	1,079,740
90	4,048,072	1,301,166	-868,834	801,166	901,166	1,051,166
100	4,003,623	1,286,879	-883,121	786,879	886,879	1,036,879
125	3,892,501	1,251,161	-918,839	751,161	851,161	1,001,161
150	3,781,378	1,215,443	-954,557	715,443	815,443	965,443
175	3,670,256	1,179,725	-990,275	679,725	779,725	929,725
200	3,559,134	1,144,007	-1,027,044	644,007	744,007	893,007
225	3,448,012	1,108,289	-1,063,812	608,289	708,289	857,289
250	3,336,890	1,072,571	-1,100,580	572,571	672,571	821,571
275	3,225,768	1,036,853	-1,137,348	536,853	636,853	785,853
300	3,114,646	1,001,135	-1,174,116	501,135	601,135	750,135
325	3,003,524	965,417	-1,210,884	465,417	565,417	714,417

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£325	£325	£325

4- Welwyn, Oaklands, Mardley Heath and Digswell Private values £5382 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,357,897	1,722,181	-447,819	1,222,181	1,322,181	1,472,181
20	5,269,000	1,693,607	-476,393	1,193,607	1,293,607	1,443,607
30	5,224,551	1,679,320	-490,680	1,179,320	1,279,320	1,429,320
50	5,135,653	1,650,746	-519,254	1,150,746	1,250,746	1,400,746
70	5,046,755	1,622,171	-547,828	1,122,171	1,222,171	1,372,171
90	4,957,857	1,593,597	-576,403	1,093,597	1,193,597	1,343,597
100	4,913,408	1,579,310	-590,690	1,079,310	1,179,310	1,329,310
125	4,802,287	1,543,592	-626,408	1,043,592	1,143,592	1,293,592
150	4,691,166	1,507,874	-662,126	1,007,874	1,107,874	1,257,874
175	4,580,045	1,472,157	-697,843	972,157	1,072,157	1,222,157
200	4,468,924	1,436,438	-733,562	936,438	1,036,438	1,186,438
225	4,357,803	1,400,720	-769,280	900,720	1,000,720	1,150,720
250	4,246,682	1,365,001	-804,997	865,001	965,001	1,115,001
275	4,135,561	1,329,282	-840,715	829,282	929,282	1,079,282
300	4,024,440	1,293,563	-876,433	793,563	893,563	1,043,563
325	3,913,319	1,257,844	-912,151	757,844	857,844	1,007,844

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£325	£325	£325

5- Brookman's Park, Little Heath, Cuffley, Essendon Private values £6781 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	10,971,110	3,526,428	1,356,428	3,026,428	3,126,428	3,276,428
20	10,883,547	3,498,283	1,328,283	2,998,283	3,098,283	3,248,283
30	10,839,767	3,484,211	1,314,211	2,984,211	3,084,211	3,234,211
50	10,752,205	3,456,066	1,286,066	2,956,066	3,056,066	3,206,066
70	10,664,644	3,427,921	1,257,921	2,927,921	3,027,921	3,177,921
90	10,577,082	3,399,776	1,229,776	2,899,776	2,999,776	3,149,776
100	10,533,301	3,385,704	1,215,704	2,885,704	2,985,704	3,135,704
125	10,423,849	3,350,523	1,180,523	2,850,523	2,950,523	3,100,523
150	10,314,397	3,315,342	1,145,342	2,815,342	2,915,342	3,065,342
175	10,204,945	3,279,161	1,109,161	2,779,161	2,879,161	3,029,161
200	10,095,493	3,243,980	1,073,980	2,743,980	2,843,980	2,993,980
225	9,986,041	3,208,799	1,038,799	2,708,799	2,808,799	2,958,799
250	9,876,589	3,173,618	1,003,618	2,673,618	2,773,618	2,923,618
275	9,767,137	3,138,437	968,437	2,638,437	2,738,437	2,888,437
300	9,657,685	3,103,256	933,256	2,603,256	2,703,256	2,853,256
325	9,548,233	3,068,075	898,075	2,568,075	2,668,075	2,818,075

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£325	£325	£325	£325

**Community Infrastructure Levy  
Welwyn Hatfield BC**

Benchmark Land Values (per gross ha)			
BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Industrial	value 2 - Urban Open-space & other non backlands	Benchmark land value 3 - Greenfield (higher)	Benchmark land value 4 - Greenfield (lower)
£2,170,000	£500,000	£400,000	£250,000

<b>Site type 8</b>	
Flats	
No of units	100 units
Density:	100 dph

Affordable %	30%	Site area	1.00 ha
% Social Rented	51%	Net to gross	100%
% Aff Rent	49%	Growth	
% Shrd Ownership	0%	Sales	21%
		Build	10%

1- South Hatfield Private values £4844 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-5,718,759	-5,718,759	-7,888,759	-6,218,759	-6,118,759	-5,968,759
20	-5,817,775	-5,817,775	-7,987,775	-6,317,775	-6,217,775	-6,067,775
30	-5,867,283	-5,867,283	-8,037,283	-6,367,283	-6,267,283	-6,117,283
50	-5,966,300	-5,966,300	-8,136,300	-6,466,300	-6,366,300	-6,216,300
70	-6,065,316	-6,065,316	-8,235,316	-6,565,316	-6,465,316	-6,315,316
90	-6,164,332	-6,164,332	-8,334,332	-6,664,332	-6,564,332	-6,414,332
100	-6,213,841	-6,213,841	-8,383,841	-6,713,841	-6,613,841	-6,463,841
125	-6,337,611	-6,337,611	-8,507,611	-6,837,611	-6,737,611	-6,587,611
150	-6,461,382	-6,461,382	-8,631,382	-6,961,382	-6,861,382	-6,711,382
175	-6,585,151	-6,585,151	-8,755,151	-7,085,151	-6,985,151	-6,835,151
200	-6,708,922	-6,708,922	-8,878,922	-7,208,922	-7,108,922	-6,958,922
225	-6,832,692	-6,832,692	-9,002,692	-7,332,692	-7,232,692	-7,082,692
250	-6,956,463	-6,956,463	-9,126,463	-7,456,463	-7,356,463	-7,206,463
275	-7,080,233	-7,080,233	-9,250,233	-7,580,233	-7,480,233	-7,330,233
300	-7,204,004	-7,204,004	-9,374,004	-7,704,004	-7,604,004	-7,454,004
325	-7,327,775	-7,327,775	-9,497,775	-7,827,775	-7,727,775	-7,577,775

Maximum CIL rates (per square metre)			
BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

2- Hatfield and Birchwood Private values £5005 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-5,095,352	-5,095,352	-7,285,352	-5,595,352	-5,495,352	-5,345,352
20	-5,194,369	-5,194,369	-7,384,369	-5,694,369	-5,594,369	-5,444,369
30	-5,243,878	-5,243,878	-7,413,878	-5,743,878	-5,643,878	-5,493,878
50	-5,342,893	-5,342,893	-7,512,893	-5,842,893	-5,742,893	-5,592,893
70	-5,441,910	-5,441,910	-7,611,910	-5,941,910	-5,841,910	-5,691,910
90	-5,540,926	-5,540,926	-7,710,926	-6,040,926	-5,940,926	-5,790,926
100	-5,590,434	-5,590,434	-7,760,434	-6,090,434	-5,990,434	-5,840,434
125	-5,714,205	-5,714,205	-7,884,205	-6,214,205	-6,114,205	-5,964,205
150	-5,837,975	-5,837,975	-8,007,975	-6,337,975	-6,237,975	-6,087,975
175	-5,961,746	-5,961,746	-8,131,746	-6,461,746	-6,361,746	-6,211,746
200	-6,085,516	-6,085,516	-8,255,516	-6,585,516	-6,485,516	-6,335,516
225	-6,209,287	-6,209,287	-8,379,287	-6,709,287	-6,609,287	-6,459,287
250	-6,333,057	-6,333,057	-8,503,057	-6,833,057	-6,733,057	-6,583,057
275	-6,456,828	-6,456,828	-8,626,828	-6,956,828	-6,856,828	-6,706,828
300	-6,580,598	-6,580,598	-8,750,598	-7,080,598	-6,980,598	-6,830,598
325	-6,704,368	-6,704,368	-8,874,368	-7,204,368	-7,104,368	-6,954,368

Maximum CIL rates (per square metre)			
BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

3- Welwyn Garden City, Panshanger, Hall Grove, H Private values £5167 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-4,485,095	-4,485,095	-6,655,095	-4,985,095	-4,885,095	-4,735,095
20	-4,584,112	-4,584,112	-6,754,112	-5,084,112	-4,984,112	-4,834,112
30	-4,633,620	-4,633,620	-6,803,620	-5,133,620	-5,033,620	-4,883,620
50	-4,732,636	-4,732,636	-6,902,636	-5,232,636	-5,132,636	-4,982,636
70	-4,831,653	-4,831,653	-7,001,653	-5,331,653	-5,231,653	-5,081,653
90	-4,930,669	-4,930,669	-7,100,669	-5,430,669	-5,330,669	-5,180,669
100	-4,980,177	-4,980,177	-7,150,177	-5,480,177	-5,380,177	-5,230,177
125	-5,103,948	-5,103,948	-7,273,948	-5,603,948	-5,503,948	-5,353,948
150	-5,227,718	-5,227,718	-7,397,718	-5,727,718	-5,627,718	-5,477,718
175	-5,351,488	-5,351,488	-7,521,488	-5,851,488	-5,751,488	-5,601,488
200	-5,475,259	-5,475,259	-7,645,259	-5,975,259	-5,875,259	-5,725,259
225	-5,599,029	-5,599,029	-7,769,029	-6,099,029	-5,999,029	-5,849,029
250	-5,722,800	-5,722,800	-7,892,800	-6,222,800	-6,122,800	-5,972,800
275	-5,846,570	-5,846,570	-8,016,570	-6,346,570	-6,246,570	-6,096,570
300	-5,970,341	-5,970,341	-8,140,341	-6,470,341	-6,370,341	-6,220,341
325	-6,094,111	-6,094,111	-8,264,111	-6,594,111	-6,494,111	-6,344,111

Maximum CIL rates (per square metre)			
BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

4- Welwyn, Oaklands, Mardley Heath and Digswell Private values £5382 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-3,652,681	-3,652,681	-5,822,681	-4,152,681	-4,052,681	-3,902,681
20	-3,751,698	-3,751,698	-5,921,698	-4,251,698	-4,151,698	-4,001,698
30	-3,801,206	-3,801,206	-5,971,206	-4,301,206	-4,201,206	-4,051,206
50	-3,900,222	-3,900,222	-6,070,222	-4,400,222	-4,300,222	-4,150,222
70	-3,999,238	-3,999,238	-6,169,238	-4,499,238	-4,399,238	-4,249,238
90	-4,098,255	-4,098,255	-6,268,255	-4,598,255	-4,498,255	-4,348,255
100	-4,147,764	-4,147,764	-6,317,764	-4,647,764	-4,547,764	-4,397,764
125	-4,271,533	-4,271,533	-6,441,533	-4,771,533	-4,671,533	-4,521,533
150	-4,395,304	-4,395,304	-6,565,304	-4,895,304	-4,795,304	-4,645,304
175	-4,519,074	-4,519,074	-6,689,074	-5,019,074	-4,919,074	-4,769,074
200	-4,642,845	-4,642,845	-6,812,845	-5,142,845	-5,042,845	-4,892,845
225	-4,766,615	-4,766,615	-6,936,615	-5,266,615	-5,166,615	-5,016,615
250	-4,890,386	-4,890,386	-7,060,386	-5,390,386	-5,290,386	-5,140,386
275	-5,014,156	-5,014,156	-7,184,156	-5,514,156	-5,414,156	-5,264,156
300	-5,137,927	-5,137,927	-7,307,927	-5,637,927	-5,537,927	-5,387,927
325	-5,261,697	-5,261,697	-7,431,697	-5,761,697	-5,661,697	-5,511,697

Maximum CIL rates (per square metre)			
BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	#N/A

5- Brookman's Park, Little Heath, Cuffley, Essendon Private values £6781 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,450,558	1,450,558	-719,442	960,558	1,060,558	1,200,558
20	1,354,496	1,354,496	-815,504	854,496	954,496	1,104,496
30	1,306,465	1,306,465	-863,535	806,465	906,465	1,056,465
50	1,210,402	1,210,402	-959,598	710,402	810,402	960,402
70	1,114,340	1,114,340	-1,055,660	614,340	714,340	864,340
90	1,018,277	1,018,277	-1,151,723	518,277	618,277	768,277
100	970,247	970,247	-1,199,753	470,247	570,247	720,247
125	850,168	850,168	-1,319,832	350,168	450,168	600,168
150	730,090	730,090	-1,439,910	230,090	330,090	480,090
175	610,012	610,012	-1,559,988	110,012	210,012	360,012
200	489,934	489,934	-1,680,066	-10,066	89,934	239,934
225	369,856	369,856	-1,800,144	-130,144	-30,144	119,856
250	249,777	249,777	-1,920,223	-250,223	-150,223	-223
275	129,699	129,699	-2,040,301	-370,301	-270,301	-120,301
300	9,621	9,621	-2,160,379	-490,379	-390,379	-240,379
325	-112,143	-112,143	-2,280,457	-610,457	-510,457	-360,457

Maximum CIL rates (per square metre)			
BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£175	£200
			£225

**Community Infrastructure Levy  
Welwyn Hatfield BC**

Benchmark Land Values (per gross ha)			
BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Industrial	value 2 - Urban Openspace & other non backlands	Benchmark land value 3 - Greenfield (higher)	Benchmark land value 4 - Greenfield (lower)
£2,170,000	£500,000	£400,000	£250,000

Site type 9	
Houses	
No of units	157 units
Density:	40 dph

Affordable %	30%	Site area	5.23 ha
% Social Rented	51%	Net to gross	75%
% Aff Rent	49%		
% Shrd Ownship	0%	Growth	
		Sales	21%
		Build	10%

1- South Hatfield Private values £4844 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,247,992	1,195,407	-974,593	695,407	795,407	945,407
20	6,052,999	1,158,099	-1,011,901	658,099	758,099	908,099
30	5,955,502	1,139,446	-1,030,554	639,446	739,446	889,446
50	5,760,510	1,102,138	-1,067,862	602,138	702,138	852,138
70	5,565,518	1,064,831	-1,105,169	564,831	664,831	814,831
90	5,370,525	1,027,524	-1,142,476	527,524	627,524	777,524
100	5,273,030	1,008,870	-1,161,130	508,870	608,870	758,870
125	5,029,288	962,236	-1,207,764	462,236	562,236	712,236
150	4,785,548	915,602	-1,254,398	415,602	515,602	665,602
175	4,541,807	868,968	-1,301,032	368,968	468,968	618,968
200	4,298,067	822,334	-1,347,666	322,334	422,334	572,334
225	4,054,326	775,700	-1,394,300	275,700	375,700	525,700
250	3,810,585	729,066	-1,440,934	229,066	329,066	479,066
275	3,566,845	682,432	-1,487,568	182,432	282,432	432,432
300	3,323,105	635,798	-1,534,202	135,798	235,798	385,798
325	3,078,218	588,562	-1,581,438	88,562	188,562	338,562

Maximum CIL rates (per square metre)			
BLV1	BLV2	BLV3	BLV4
#N/A	£325	£325	£325

2- Hatfield and Birchwood Private values £5005 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,683,619	1,470,080	-699,920	970,080	1,070,080	1,220,080
20	7,491,557	1,433,334	-736,666	933,334	1,033,334	1,183,334
30	7,394,942	1,414,849	-755,151	914,849	1,014,849	1,164,849
50	7,199,950	1,377,541	-792,459	877,541	977,541	1,127,541
70	7,004,957	1,340,234	-829,766	840,234	940,234	1,090,234
90	6,809,965	1,302,927	-867,073	802,927	902,927	1,052,927
100	6,712,468	1,284,273	-885,727	784,273	884,273	1,034,273
125	6,468,728	1,237,639	-932,361	737,639	837,639	987,639
150	6,224,987	1,191,005	-978,995	691,005	791,005	941,005
175	5,981,246	1,144,371	-1,025,629	644,371	744,371	894,371
200	5,737,506	1,097,737	-1,072,263	597,737	697,737	847,737
225	5,493,765	1,051,103	-1,118,897	551,103	651,103	801,103
250	5,250,025	1,004,469	-1,165,531	504,469	604,469	754,469
275	5,006,284	957,835	-1,212,165	457,835	557,835	707,835
300	4,762,543	911,201	-1,258,799	411,201	511,201	661,201
325	4,518,803	864,567	-1,305,433	364,567	464,567	614,567

Maximum CIL rates (per square metre)			
BLV1	BLV2	BLV3	BLV4
#N/A	£325	£325	£325

3- Welwyn Garden City, Panshanger, Hall Grove, H Private values £5167 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	9,074,022	1,736,101	-433,899	1,236,101	1,336,101	1,486,101
20	8,881,960	1,699,355	-470,645	1,199,355	1,299,355	1,449,355
30	8,785,930	1,680,981	-489,019	1,180,981	1,280,981	1,430,981
50	8,593,868	1,644,235	-525,765	1,144,235	1,244,235	1,394,235
70	8,401,806	1,607,489	-562,512	1,107,489	1,207,489	1,357,489
90	8,209,744	1,570,742	-599,258	1,070,742	1,170,742	1,320,742
100	8,113,712	1,552,368	-617,632	1,052,368	1,152,368	1,302,368
125	7,873,635	1,506,435	-663,565	1,006,435	1,106,435	1,256,435
150	7,632,947	1,460,385	-709,615	960,385	1,060,385	1,210,385
175	7,392,259	1,414,335	-755,665	914,335	1,014,335	1,164,335
200	7,151,571	1,368,285	-801,715	868,285	968,285	1,118,285
225	6,910,883	1,322,235	-847,765	822,235	922,235	1,072,235
250	6,670,195	1,276,185	-893,815	776,185	876,185	1,026,185
275	6,429,507	1,230,135	-939,865	730,135	830,135	980,135
300	6,188,819	1,184,085	-985,915	684,085	784,085	934,085
325	5,948,131	1,138,035	-1,031,965	638,035	738,035	888,035

Maximum CIL rates (per square metre)			
BLV1	BLV2	BLV3	BLV4
#N/A	£325	£325	£325

4- Welwyn, Oaklands, Mardley Heath and Digswell Private values £5382 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	10,972,079	2,099,250	-70,750	1,599,250	1,699,250	1,849,250
20	10,780,017	2,062,503	-107,497	1,562,503	1,662,503	1,812,503
30	10,683,987	2,044,130	-125,870	1,544,130	1,644,130	1,794,130
50	10,491,925	2,007,384	-162,616	1,507,384	1,607,384	1,757,384
70	10,299,863	1,970,637	-199,363	1,470,637	1,570,637	1,720,637
90	10,107,801	1,933,890	-236,110	1,433,890	1,533,890	1,683,890
100	10,011,770	1,915,517	-254,483	1,415,517	1,515,517	1,665,517
125	9,771,692	1,869,584	-300,416	1,369,584	1,469,584	1,619,584
150	9,531,614	1,823,651	-346,349	1,323,651	1,423,651	1,573,651
175	9,291,537	1,777,718	-392,282	1,277,718	1,377,718	1,527,718
200	9,051,460	1,731,784	-438,216	1,231,784	1,331,784	1,481,784
225	8,811,382	1,685,851	-484,149	1,185,851	1,285,851	1,435,851
250	8,571,305	1,639,918	-530,082	1,139,918	1,239,918	1,389,918
275	8,331,227	1,593,985	-576,015	1,093,985	1,193,985	1,343,985
300	8,091,150	1,548,052	-621,948	1,048,052	1,148,052	1,298,052
325	7,849,072	1,502,119	-667,881	1,002,119	1,102,119	1,252,119

Maximum CIL rates (per square metre)			
BLV1	BLV2	BLV3	BLV4
#N/A	£325	£325	£325

5- Brookman's Park, Little Heath, Cuffley, Essendon Private values £6781 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	22,567,441	4,317,750	2,147,750	3,817,750	3,917,750	4,067,750
20	22,381,110	4,282,100	2,112,100	3,782,100	3,882,100	4,032,100
30	22,287,943	4,264,275	2,094,275	3,764,275	3,864,275	4,014,275
50	22,101,811	4,228,625	2,058,625	3,728,625	3,828,625	3,978,625
70	21,915,278	4,192,974	2,022,974	3,692,974	3,792,974	3,942,974
90	21,728,946	4,157,324	1,987,324	3,657,324	3,757,324	3,907,324
100	21,635,780	4,139,499	1,969,499	3,639,499	3,739,499	3,889,499
125	21,402,865	4,094,936	1,924,936	3,594,936	3,694,936	3,844,936
150	21,169,949	4,050,373	1,880,373	3,550,373	3,650,373	3,800,373
175	20,937,033	4,005,810	1,835,810	3,505,810	3,605,810	3,755,810
200	20,699,371	3,960,339	1,790,339	3,460,339	3,560,339	3,710,339
225	20,462,901	3,915,096	1,745,096	3,415,096	3,515,096	3,665,096
250	20,226,432	3,869,853	1,699,853	3,369,853	3,469,853	3,619,853
275	19,989,962	3,824,610	1,654,610	3,324,610	3,424,610	3,574,610
300	19,753,493	3,779,367	1,609,367	3,279,367	3,379,367	3,529,367
325	19,517,023	3,734,124	1,564,124	3,234,124	3,334,124	3,484,124

Maximum CIL rates (per square metre)			
BLV1	BLV2	BLV3	BLV4
£325	£325	£325	£325

**Community Infrastructure Levy  
Welwyn Hatfield BC**

**Benchmark Land Values (per gross ha)**

BLV1 value 1 - Industrial/Warehouse £2,170,000	BLV2 value 2 - Urban Open space & other £500,000	BLV3 value 3 - Greenfield (higher) £400,000	BLV4 value 4 - Greenfield (lower) £250,000
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**Site type 10**

Flats and Houses 196 units
No of units 60 dph
Density:

Affordable %	30%
% rented	51%
% intermed	49%
% First Homes	0%

Site area	4.3556 ha
Net to gross	75%

Growth	
Sales	21%
Build	10%

**1- South Hatfield**

**Private values** £4844 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,942,637	1,134,789	-1,035,211	634,789	734,789	864,789
20	4,743,805	1,089,139	-1,080,861	589,139	689,139	839,139
30	4,644,388	1,066,314	-1,103,686	566,314	666,314	816,314
50	4,445,555	1,020,663	-1,149,337	520,663	620,663	770,663
70	4,246,722	975,013	-1,194,987	475,013	575,013	725,013
90	4,047,889	929,362	-1,240,638	429,362	529,362	679,362
100	3,949,473	906,537	-1,263,463	406,537	506,537	656,537
125	3,697,945	849,018	-1,320,982	349,018	449,018	599,018
150	3,445,611	791,084	-1,378,916	291,084	391,084	541,084
175	3,193,277	733,150	-1,436,850	233,150	333,150	483,150
200	2,940,944	675,217	-1,494,783	175,217	275,217	425,217
225	2,688,610	617,283	-1,552,717	117,283	217,283	367,283
250	2,436,277	559,349	-1,610,651	59,349	159,349	309,349
275	2,183,943	501,415	-1,668,585	1,415	101,415	251,415
300	1,931,610	443,482	-1,726,518	-56,518	43,482	193,482
325	1,679,277	385,548	-1,784,452	-114,452	-14,452	135,548

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#N/A	£275	£300	£325

**2- Hatfield and Birchwood**

**Private values** £5005 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£6,598,269	1,514,909	-655,091	1,014,909	1,114,909	1,264,909
20	6,402,424	1,469,944	-700,056	969,944	1,069,944	1,219,944
30	6,304,503	1,447,462	-722,538	947,462	1,047,462	1,197,462
50	6,108,658	1,402,498	-767,502	902,498	1,002,498	1,152,498
70	5,912,813	1,357,534	-812,466	857,534	957,534	1,107,534
90	5,716,968	1,312,570	-857,431	812,569	912,569	1,062,569
100	5,619,046	1,290,087	-879,913	790,087	890,087	1,040,087
125	5,374,240	1,233,882	-936,118	733,882	833,882	983,882
150	5,127,446	1,177,220	-992,780	677,220	777,220	927,220
175	4,878,905	1,120,157	-1,049,843	620,157	720,157	870,157
200	4,630,364	1,063,094	-1,106,906	563,094	663,094	813,094
225	4,381,823	1,006,031	-1,163,969	506,031	606,031	756,031
250	4,133,282	948,968	-1,221,032	448,968	548,968	698,968
275	3,883,625	891,649	-1,278,351	391,649	491,649	641,649
300	3,631,292	833,715	-1,336,285	333,715	433,715	583,715
325	3,378,959	775,781	-1,394,219	275,781	375,781	525,781

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#N/A	£325	£325	£325

**3- Welwyn Garden City, Panshanger, Hall Grove, Hg Private values** £5167 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,207,306	1,884,330	-285,670	1,384,330	1,484,330	1,634,330
20	8,014,404	1,840,042	-329,958	1,340,042	1,440,042	1,590,042
30	7,917,953	1,817,897	-352,103	1,317,897	1,417,897	1,567,897
50	7,725,053	1,773,609	-396,391	1,273,609	1,373,609	1,523,609
70	7,532,151	1,729,320	-440,680	1,229,320	1,329,320	1,479,320
90	7,339,250	1,685,031	-485,068	1,185,031	1,284,031	1,434,031
100	7,238,723	1,661,952	-508,048	1,161,952	1,261,952	1,411,952
125	6,993,917	1,605,746	-564,254	1,105,746	1,205,746	1,355,746
150	6,749,111	1,549,541	-620,459	1,049,541	1,149,541	1,299,541
175	6,504,305	1,493,335	-676,665	993,335	1,093,335	1,243,335
200	6,259,499	1,437,130	-732,870	937,130	1,037,130	1,187,130
225	6,014,694	1,380,925	-789,075	880,925	980,925	1,130,925
250	5,769,887	1,324,719	-845,281	824,719	924,719	1,074,719
275	5,524,850	1,268,461	-901,539	768,461	868,461	1,018,461
300	5,279,813	1,212,203	-957,797	712,203	812,203	962,203
325	5,027,768	1,154,335	-1,015,665	654,335	754,335	904,335

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#N/A	£325	£325	£325

**4- Welwyn, Oaklands, Mardley Heath and Digswell Private values** £5382 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	10,391,234	2,385,743	215,743	1,885,743	1,985,743	2,135,743
20	10,200,049	2,341,848	171,848	1,841,848	1,941,848	2,091,848
30	10,103,599	2,319,704	149,704	1,819,704	1,919,704	2,069,704
50	9,910,897	2,275,415	105,415	1,775,415	1,875,415	2,025,415
70	9,717,795	2,231,126	61,126	1,731,126	1,831,126	1,981,126
90	9,524,895	2,186,838	16,838	1,686,838	1,786,838	1,936,838
100	9,428,444	2,164,694	-5,306	1,664,694	1,764,694	1,914,694
125	9,187,317	2,109,333	-60,667	1,609,333	1,709,333	1,859,333
150	8,946,190	2,053,972	-116,028	1,553,972	1,653,972	1,803,972
175	8,705,063	1,998,612	-171,388	1,498,612	1,598,612	1,748,612
200	8,463,937	1,943,251	-226,749	1,443,251	1,543,251	1,693,251
225	8,222,810	1,887,890	-282,110	1,387,890	1,487,890	1,637,890
250	7,979,925	1,832,126	-337,874	1,332,126	1,432,126	1,582,126
275	7,735,119	1,775,920	-394,080	1,275,920	1,375,920	1,525,920
300	7,490,312	1,719,715	-450,285	1,219,715	1,319,715	1,469,715
325	7,245,507	1,663,509	-506,491	1,163,509	1,263,509	1,413,509

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
£90	£325	£325	£325

**5- Brookman's Park, Little Heath, Cuffley, Essendon Private values** £6781 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	23,688,973	5,438,795	3,268,795	4,938,795	5,038,795	5,188,795
20	23,504,638	5,396,473	3,226,473	4,896,473	4,996,473	5,146,473
30	23,412,472	5,375,312	3,205,312	4,875,312	4,975,312	5,125,312
50	23,228,137	5,332,991	3,162,991	4,832,991	4,932,991	5,082,991
70	23,043,803	5,290,669	3,120,669	4,790,669	4,890,669	5,040,669
90	22,859,469	5,248,348	3,078,348	4,748,348	4,848,348	4,998,348
100	22,767,302	5,227,187	3,057,187	4,727,187	4,827,187	4,977,187
125	22,536,884	5,174,285	3,004,285	4,674,285	4,774,285	4,924,285
150	22,305,448	5,121,149	2,951,149	4,621,149	4,721,149	4,871,149
175	22,074,012	5,067,740	2,897,740	4,567,740	4,667,740	4,817,740
200	21,842,576	5,014,130	2,844,130	4,514,130	4,614,130	4,764,130
225	21,611,140	4,960,221	2,790,221	4,460,221	4,560,221	4,710,221
250	21,379,704	4,906,312	2,736,312	4,406,312	4,506,312	4,656,312
275	21,148,268	4,852,403	2,682,403	4,352,403	4,452,403	4,602,403
300	20,916,832	4,798,494	2,628,494	4,298,494	4,398,494	4,548,494
325	20,685,396	4,744,585	2,574,585	4,244,585	4,344,585	4,494,585

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
£325	£325	£325	£325

**Community Infrastructure Levy  
Welwyn Hatfield BC**

**Benchmark Land Values (per gross ha)**

BLV1 value 1 - Industrial/Warehouse £2,170,000	BLV2 value 2 - Urban Open-space & other £500,000	BLV3 value 3 - Greenfield (higher) £400,000	BLV4 value 4 - Greenfield (lower) £250,000
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**Site type 11**

No of units	392 units
Density:	25 dph

Affordable %	30%
% rented	51%
% intermed	49%
% First Homes	0%

Site area	20.91 ha
Net to gross	75%

Growth	
Sales	21%
Build	10%

1- South Hatfield

Private values £4844 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	12,070,943	577,373	-1,592,627	77,373	177,373	327,373
20	11,671,215	558,253	-1,611,747	58,253	158,253	308,253
30	11,471,351	548,693	-1,621,307	48,693	148,693	298,693
50	11,071,623	529,574	-1,640,426	29,574	129,574	279,574
70	10,671,895	510,454	-1,659,546	10,454	110,454	260,454
90	10,272,167	491,335	-1,678,665	-8,665	91,335	241,335
100	10,072,303	481,775	-1,688,225	-18,225	81,775	231,775
125	9,572,643	457,875	-1,712,125	-42,125	57,875	207,875
150	9,072,983	433,976	-1,736,024	-66,024	33,976	183,976
175	8,573,322	410,076	-1,759,924	-89,924	14,076	160,076
200	8,066,303	385,824	-1,784,176	-114,176	-14,176	135,824
225	7,559,020	361,560	-1,808,440	-138,440	-38,440	111,560
250	7,051,735	337,296	-1,832,704	-162,704	-62,704	87,296
275	6,544,451	313,032	-1,856,968	-186,968	-86,968	63,032
300	6,037,167	288,768	-1,881,232	-211,232	-111,232	38,768
325	5,529,883	264,503	-1,905,497	-235,497	-135,497	14,503

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£70	£175	£325

2- Hatfield and Birchwood

Private values £5005 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	15,013,211	718,106	-1,451,894	218,106	318,106	468,106
20	14,619,490	699,274	-1,470,726	199,274	299,274	449,274
30	14,422,630	689,858	-1,480,142	189,858	289,858	439,858
50	14,028,910	671,026	-1,498,974	171,026	271,026	421,026
70	13,635,189	652,193	-1,517,807	152,193	252,193	402,193
90	13,241,468	633,361	-1,536,639	133,361	233,361	383,361
100	13,042,654	623,851	-1,546,149	123,851	223,851	373,851
125	12,542,994	599,952	-1,570,048	99,952	199,952	349,952
150	12,043,334	576,052	-1,593,948	76,052	176,052	326,052
175	11,543,674	552,153	-1,617,847	52,153	152,153	302,153
200	11,044,014	528,253	-1,641,747	28,253	128,253	278,253
225	10,544,353	504,354	-1,665,646	4,354	104,354	254,354
250	10,044,693	480,454	-1,689,546	-19,546	80,454	230,454
275	9,545,033	456,555	-1,713,445	-43,445	56,555	206,555
300	9,045,373	432,655	-1,737,345	-67,345	32,655	182,655
325	8,541,205	408,540	-1,761,460	-91,460	8,540	158,540

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£225	£325	£325

3- Welwyn Garden City, Panshanger, Hall Grove, H Private values £5167 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	17,880,262	855,242	-1,314,758	355,242	455,242	605,242
20	17,486,542	836,410	-1,333,590	336,410	436,410	586,410
30	17,289,682	826,994	-1,343,006	326,994	426,994	576,994
50	16,895,961	808,161	-1,361,839	308,161	408,161	558,161
70	16,502,240	789,329	-1,380,671	289,329	389,329	539,329
90	16,108,519	770,497	-1,399,503	270,497	370,497	520,497
100	15,911,659	761,081	-1,408,919	261,081	361,081	511,081
125	15,419,608	737,540	-1,432,400	237,540	337,540	487,540
150	14,927,357	714,000	-1,456,000	214,000	314,000	464,000
175	14,435,206	690,459	-1,479,541	190,459	290,459	440,459
200	13,943,056	666,919	-1,503,081	166,919	266,919	416,919
225	13,448,668	643,272	-1,526,728	143,272	243,272	393,272
250	12,949,008	619,372	-1,550,628	119,372	219,372	369,372
275	12,449,348	595,473	-1,574,527	95,473	195,473	345,473
300	11,949,687	571,573	-1,598,427	71,573	171,573	321,573
325	11,450,027	547,673	-1,622,327	47,673	147,673	297,673

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£325	£325	£325

4- Welwyn, Oaklands, Mardley Heath and Digsweil Private values £5382 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	21,750,994	1,040,386	-1,129,614	540,386	640,386	790,386
20	21,363,190	1,021,836	-1,148,164	521,836	621,836	771,836
30	21,169,289	1,012,562	-1,157,438	512,562	612,562	762,562
50	20,781,485	994,012	-1,175,988	494,012	594,012	744,012
70	20,393,681	975,463	-1,194,537	475,463	575,463	725,463
90	20,005,878	956,914	-1,213,086	456,914	556,914	706,914
100	19,811,976	947,639	-1,222,361	447,639	547,639	697,639
125	19,327,222	924,453	-1,245,547	424,453	524,453	674,453
150	18,842,468	901,266	-1,268,734	401,266	501,266	651,266
175	18,357,714	877,741	-1,292,259	377,741	477,741	627,741
200	17,872,960	854,200	-1,315,800	354,200	454,200	604,200
225	17,388,206	830,660	-1,339,340	330,660	430,660	580,660
250	16,903,452	807,120	-1,362,880	307,120	407,120	557,120
275	16,418,698	783,579	-1,386,421	283,579	383,579	533,579
300	15,933,944	760,039	-1,409,961	260,039	360,039	510,039
325	15,449,190	736,499	-1,433,501	236,499	336,499	486,499

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£325	£325	£325

5- Brookman's Park, Little Heath, Cuffley, Essendon Private values £6781 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	45,002,035	2,152,521	-17,479	1,652,521	1,752,521	1,902,521
20	44,642,510	2,135,324	-34,676	1,635,324	1,735,324	1,885,324
30	44,462,748	2,126,726	-43,274	1,626,726	1,726,726	1,876,726
50	44,103,222	2,109,529	-60,471	1,609,529	1,709,529	1,859,529
70	43,743,696	2,092,332	-77,668	1,592,332	1,692,332	1,842,332
90	43,384,170	2,075,136	-94,864	1,575,136	1,675,136	1,825,136
100	43,204,410	2,068,537	-103,463	1,568,537	1,668,537	1,818,537
125	42,755,003	2,045,042	-124,958	1,545,042	1,645,042	1,795,042
150	42,305,596	2,023,396	-146,604	1,523,396	1,623,396	1,773,396
175	41,856,189	2,001,572	-168,428	1,501,572	1,601,572	1,751,572
200	41,389,931	1,979,748	-190,252	1,479,748	1,579,748	1,729,748
225	40,933,673	1,957,924	-212,076	1,457,924	1,557,924	1,707,924
250	40,477,415	1,936,100	-233,900	1,436,100	1,536,100	1,686,100
275	40,021,157	1,914,276	-255,724	1,414,276	1,514,276	1,664,276
300	39,564,900	1,892,452	-277,548	1,392,452	1,492,452	1,642,452
325	39,097,148	1,870,080	-299,920	1,370,080	1,470,080	1,620,080

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£325	£325	£325



**Community Infrastructure Levy  
Welwyn Hatfield BC**

**Benchmark Land Values (per gross ha)**

BLV1 value 1 - Industrial/Warehouse £2,170,000	BLV2 value 2 - Urban OpenSpace & other £500,000	BLV3 value 3 - Greenfield (higher) £400,000	BLV4 value 4 - Greenfield (lower) £250,000
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**Site type 12**

No of units	637 units
Density:	25 dph

Affordable %	30%
% rented	51%
% intermed	49%
% First Homes	0%

Site area	33.97 ha
Net to gross	75%

Growth	
Sales	21%
Build	10%

1- South Hatfield

Private values £4844 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	15,998,855	470,924	-1,699,076	-29,076	70,924	220,924
20	15,339,970	451,530	-1,718,470	-48,470	51,530	201,530
30	15,010,528	441,833	-1,728,167	-58,167	41,833	191,833
50	14,351,643	422,438	-1,747,562	-77,562	22,438	172,438
70	13,687,416	402,887	-1,767,113	-97,113	2,887	152,887
90	13,018,479	383,197	-1,786,803	-116,803	-16,803	133,197
100	12,684,010	373,352	-1,796,648	-126,648	-26,648	123,352
125	11,847,837	348,739	-1,821,261	-151,261	-51,261	98,739
150	11,011,665	324,127	-1,845,873	-175,873	-75,873	74,127
175	10,175,493	299,514	-1,870,486	-200,486	-100,486	49,514
200	9,339,320	274,902	-1,895,098	-225,098	-125,098	24,902
225	8,503,149	250,289	-1,919,711	-249,711	-149,711	289
250	7,655,355	225,334	-1,944,666	-274,666	-174,666	-24,666
275	6,806,424	200,348	-1,969,654	-299,654	-199,654	-49,654
300	5,957,493	175,358	-1,994,642	-324,642	-224,642	-74,642
325	5,108,562	150,370	-2,019,630	-349,630	-249,630	-99,630

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£70	£225

2- Hatfield and Birchwood

Private values £5005 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	20,568,670	605,436	-1,564,564	105,436	205,436	355,436
20	19,913,695	586,157	-1,583,843	86,157	186,157	336,157
30	19,584,253	576,460	-1,593,540	76,460	176,460	326,460
50	18,926,368	557,065	-1,612,935	57,065	157,065	307,065
70	18,268,484	537,671	-1,632,329	37,671	137,671	287,671
90	17,607,599	518,277	-1,651,723	18,277	118,277	268,277
100	17,278,157	508,580	-1,661,420	8,580	108,580	258,580
125	16,454,551	484,337	-1,685,663	-15,663	84,337	234,337
150	15,630,946	460,095	-1,709,905	-39,905	60,095	210,095
175	14,807,341	435,852	-1,734,148	-64,148	35,852	185,852
200	13,975,690	411,372	-1,758,628	-88,628	11,372	161,372
225	13,139,518	386,760	-1,783,240	-113,240	-13,240	136,760
250	12,303,346	362,147	-1,807,853	-137,853	-37,853	112,147
275	11,467,173	337,535	-1,832,465	-162,465	-62,465	87,535
300	10,631,001	312,922	-1,857,078	-187,078	-87,078	62,922
325	9,794,829	288,309	-1,881,691	-211,691	-111,691	38,309

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£100	£200	£325

3- Welwyn Garden City, Panshanger, Hall Grove, H Private values £5167 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	24,908,755	733,185	-1,436,815	233,185	333,185	483,185
20	24,279,133	714,853	-1,455,347	214,853	314,853	464,853
30	23,964,322	705,386	-1,464,614	205,386	305,386	455,386
50	23,334,700	686,853	-1,483,147	186,853	286,853	436,853
70	22,695,728	668,045	-1,501,955	168,045	268,045	418,045
90	22,056,499	649,230	-1,520,770	149,230	249,230	399,230
100	21,736,884	639,822	-1,530,178	139,822	239,822	389,822
125	20,828,988	616,041	-1,553,959	116,041	216,041	366,041
150	20,105,362	591,798	-1,578,202	91,798	191,798	341,798
175	19,281,758	567,556	-1,602,444	67,556	167,556	317,556
200	18,458,152	543,313	-1,626,687	43,313	143,313	293,313
225	17,634,546	519,070	-1,650,930	19,070	119,070	269,070
250	16,810,941	494,828	-1,675,172	-5,172	94,828	244,828
275	15,987,335	470,585	-1,699,415	-29,415	70,585	220,585
300	15,163,729	446,342	-1,723,658	-53,658	46,342	196,342
325	14,330,374	421,812	-1,748,188	-78,188	21,812	171,812

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£225	£325	£325

4- Welwyn, Oaklands, Mardley Heath and Digsweil Private values £5382 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	30,707,626	903,874	-1,286,126	403,874	503,874	653,874
20	30,096,786	885,894	-1,284,106	385,894	485,894	635,894
30	29,791,367	876,904	-1,293,096	376,904	476,904	626,904
50	29,180,528	858,924	-1,311,076	358,924	458,924	608,924
70	28,569,689	840,943	-1,329,207	340,943	440,943	590,943
90	27,944,381	822,539	-1,347,461	322,539	422,539	572,539
100	27,634,301	813,412	-1,356,588	313,412	413,412	563,412
125	26,859,102	790,594	-1,379,406	290,594	390,594	540,594
150	26,072,896	767,452	-1,402,548	267,452	367,452	517,452
175	25,285,688	744,286	-1,425,714	244,286	344,286	494,286
200	24,495,718	721,028	-1,448,972	221,028	321,028	471,028
225	23,696,683	697,508	-1,472,492	197,508	297,508	447,508
250	22,897,646	673,989	-1,496,011	173,989	273,989	423,989
275	22,090,934	650,243	-1,519,757	150,243	250,243	400,243
300	21,271,138	626,113	-1,543,887	126,113	226,113	376,113
325	20,447,532	601,870	-1,568,130	101,870	201,870	351,870

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£325	£325	£325

5- Brookman's Park, Little Heath, Cuffley, Essendon Private values £6781 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	65,312,884	1,922,475	-247,525	1,422,475	1,522,475	1,672,475
20	64,755,098	1,906,057	-263,943	1,406,057	1,506,057	1,656,057
30	64,476,205	1,897,847	-272,153	1,397,847	1,497,847	1,647,847
50	63,918,419	1,881,429	-288,571	1,381,429	1,481,429	1,631,429
70	63,357,519	1,864,919	-305,081	1,364,919	1,464,919	1,614,919
90	62,791,223	1,848,250	-321,150	1,348,250	1,448,250	1,598,250
100	62,508,075	1,839,916	-330,084	1,339,916	1,439,916	1,589,916
125	61,800,203	1,819,080	-350,920	1,319,080	1,419,080	1,569,080
150	61,092,333	1,798,244	-371,756	1,298,244	1,398,244	1,548,244
175	60,384,462	1,777,408	-392,592	1,277,408	1,377,408	1,527,408
200	59,674,340	1,756,565	-413,495	1,256,565	1,356,565	1,506,565
225	58,955,688	1,735,351	-434,949	1,235,351	1,335,351	1,485,351
250	58,236,997	1,714,197	-455,803	1,214,197	1,314,197	1,464,197
275	57,518,325	1,693,043	-476,957	1,193,043	1,293,043	1,443,043
300	56,799,652	1,671,889	-498,111	1,171,889	1,271,889	1,421,889
325	56,080,943	1,650,734	-519,266	1,150,734	1,250,734	1,400,734

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£325	£325	£325

**Community Infrastructure Levy  
Welwyn Hatfield BC**

**Benchmark Land Values (per gross ha)**

BLV1 value 1 - Industrial/Warehouse £2,170,000	BLV2 value 2 - Urban OpenSpace & other £500,000	BLV3 value 3 - Greenfield (higher) £400,000	BLV4 value 4 - Greenfield (lower) £250,000
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**Site type 13**

No of units	980 units
Density:	25 dph

Affordable %	30%
% rented	51%
% intermed	49%
% First Homes	0%

Site area	52.27 ha
Net to gross	75%

Growth	
Sales	21%
Build	10%

1- South Hatfield

Private values £4844 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	25,964,640	496,772	-1,673,228	-3,228	96,772	246,772
20	25,124,388	480,696	-1,689,304	-19,304	80,696	230,696
30	24,704,263	472,658	-1,697,342	-27,342	72,658	222,658
50	23,856,765	456,424	-1,713,576	-43,576	56,424	206,424
70	23,005,447	440,155	-1,729,845	-59,845	40,155	190,155
90	22,151,215	423,812	-1,746,188	-76,188	23,812	173,812
100	21,719,574	415,553	-1,754,447	-84,447	15,553	165,553
125	20,640,470	394,907	-1,775,093	-105,093	-5,093	144,907
150	19,556,194	374,143	-1,795,857	-125,857	-25,857	124,143
175	18,459,615	353,181	-1,816,819	-146,819	-46,819	103,181
200	17,361,652	332,174	-1,837,826	-167,826	-67,826	82,174
225	16,249,367	310,893	-1,859,107	-189,107	-89,107	60,893
250	15,137,082	289,613	-1,880,387	-210,387	-110,387	39,613
275	14,008,767	268,025	-1,901,975	-231,975	-131,975	18,025
300	12,879,510	246,419	-1,923,581	-253,581	-153,581	-3,581
325	11,736,835	224,557	-1,945,443	-275,443	-175,443	-25,443

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£100	£275

2- Hatfield and Birchwood

Private values £5005 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	31,999,173	612,229	-1,567,771	112,229	212,229	362,229
20	31,168,828	596,342	-1,573,658	96,342	196,342	346,342
30	30,753,655	588,399	-1,581,601	88,399	188,399	338,399
50	29,923,309	572,512	-1,597,488	72,512	172,512	322,512
70	29,085,320	556,479	-1,613,521	56,479	156,479	306,479
90	28,245,068	540,403	-1,629,597	40,403	140,403	290,403
100	27,824,942	532,365	-1,637,635	32,365	132,365	282,365
125	26,774,627	512,270	-1,657,730	12,270	112,270	262,270
150	25,717,202	492,038	-1,677,962	-7,962	92,038	242,038
175	24,651,024	471,639	-1,698,361	-28,361	71,639	221,639
200	23,571,921	450,993	-1,719,007	-49,007	50,993	200,993
225	22,492,817	430,347	-1,739,853	-69,853	30,347	180,347
250	21,401,852	409,474	-1,760,526	-90,526	9,474	159,474
275	20,306,284	388,513	-1,781,487	-111,487	-11,487	138,513
300	19,206,115	367,464	-1,802,536	-132,536	-32,536	117,464
325	18,093,830	346,183	-1,823,817	-153,817	-53,817	96,183

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£125	£250	£325

3- Welwyn Garden City, Panshanger, Hall Grove, H Private values £5167 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	37,858,894	724,341	-1,445,659	224,341	324,341	474,341
20	37,038,304	708,641	-1,461,359	208,641	308,641	458,641
30	36,628,010	700,791	-1,469,209	200,791	300,791	450,791
50	35,807,421	685,091	-1,484,909	185,091	285,091	435,091
70	34,980,913	669,278	-1,500,722	169,278	269,278	419,278
90	34,150,567	653,391	-1,516,609	153,391	253,391	403,391
100	33,735,394	645,448	-1,524,552	145,448	245,448	395,448
125	32,697,461	625,589	-1,544,411	125,589	225,589	375,589
150	31,658,262	605,707	-1,564,293	105,707	205,707	355,707
175	30,607,947	585,611	-1,584,389	85,611	185,611	335,611
200	29,557,633	565,516	-1,604,484	65,516	165,516	315,516
225	28,507,318	545,421	-1,624,579	45,421	145,421	295,421
250	27,449,798	525,187	-1,644,813	25,187	125,187	275,187
275	26,373,198	504,589	-1,665,411	4,589	104,589	254,589
300	25,294,095	483,943	-1,686,057	-16,057	83,943	233,943
325	24,212,504	463,249	-1,706,751	-36,751	63,249	213,249

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£275	£325	£325

4- Welwyn, Oaklands, Mardley Heath and Digsweil Private values £5382 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	45,796,455	876,208	-1,293,792	376,208	476,208	626,208
20	44,985,477	860,692	-1,309,308	360,692	460,692	610,692
30	44,579,987	852,933	-1,317,067	352,933	452,933	602,933
50	43,769,008	837,417	-1,332,983	337,417	437,417	587,417
70	42,958,029	821,901	-1,348,099	321,901	421,901	571,901
90	42,139,713	806,245	-1,363,755	306,245	406,245	556,245
100	41,729,418	798,394	-1,371,606	298,394	398,394	548,394
125	40,703,682	778,769	-1,391,231	278,769	378,769	528,769
150	39,677,946	759,144	-1,410,856	259,144	359,144	509,144
175	38,652,210	739,519	-1,430,481	239,519	339,519	489,519
200	37,614,478	719,665	-1,450,335	219,665	319,665	469,665
225	36,576,546	699,806	-1,470,194	199,806	299,806	449,806
250	35,538,613	679,948	-1,490,052	179,948	279,948	429,948
275	34,500,474	660,086	-1,509,914	160,086	260,086	410,086
300	33,450,159	639,990	-1,530,010	139,990	239,990	389,990
325	32,399,845	619,895	-1,550,105	119,895	219,895	369,895

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£325	£325	£325

5- Brookman's Park, Little Heath, Cuffley, Essendon Private values £6781 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	94,238,745	1,803,037	-366,963	1,303,037	1,403,037	1,553,037
20	93,464,785	1,788,229	-381,771	1,288,229	1,388,229	1,538,229
30	93,077,805	1,780,825	-389,175	1,280,825	1,380,825	1,530,825
50	92,303,844	1,766,017	-403,983	1,266,017	1,366,017	1,516,017
70	91,527,790	1,751,169	-418,831	1,251,169	1,351,169	1,501,169
90	90,747,794	1,736,198	-433,812	1,236,198	1,336,198	1,486,198
100	90,353,281	1,728,698	-441,302	1,228,698	1,328,698	1,478,698
125	89,374,523	1,709,972	-460,028	1,209,972	1,309,972	1,459,972
150	88,395,766	1,691,246	-478,754	1,191,246	1,291,246	1,441,246
175	87,417,009	1,672,519	-497,481	1,172,519	1,272,519	1,422,519
200	86,438,251	1,653,793	-516,207	1,153,793	1,253,793	1,403,793
225	85,459,494	1,635,067	-534,933	1,135,067	1,235,067	1,385,067
250	84,474,610	1,616,223	-553,777	1,116,223	1,216,223	1,366,223
275	83,484,373	1,597,278	-572,722	1,097,278	1,197,278	1,347,278
300	82,494,136	1,578,332	-591,668	1,078,332	1,178,332	1,328,332
325	81,503,901	1,559,386	-610,614	1,059,386	1,159,386	1,309,386

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£325	£325	£325



**Community Infrastructure Levy Viability  
Welwyn Hatfield BC  
Results summary**

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

	<b>AH %</b>	<b>Social Rent</b>	<b>Aff Rented</b>	<b>Sh Owrshp</b>
<b>Affordable Housing</b>	<b>35%</b>	<b>51%</b>	<b>49%</b>	<b>0%</b>

<b>Growth</b>	<b>Sales</b>	<b>21%</b>	<b>Build costs</b>	<b>10%</b>
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**Site type T1 - 1 House**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
1- South Hatfield	#N/A	250	300	325
2- Hatfield and Birchwood	#N/A	325	325	325
3- Welwyn Garden City, Panshanger, Hall Grove, Hatfield Hyde & Mill Green, The Ryde, Hatfield House and Park area (circa postcode area AL9 5), Hatfield Garden Village, Ellenbrook, rural area to south west of Welwyn Garden City and north west of Hatfield, Welham Green and Woolmer Green	#N/A	325	325	325
4- Welwyn, Oaklands, Mardley Heath and Digswell	#N/A	325	325	325
5- Brookman's Park, Little Heath, Cuffley, Essendon and surrounding rural area	325	325	325	325

**Site type T2 - 5 Houses**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
1- South Hatfield	#N/A	325	325	325
2- Hatfield and Birchwood	#N/A	325	325	325
3- Welwyn Garden City, Panshanger, Hall Grove, Hatfield Hyde & Mill Green, The Ryde, Hatfield House and Park area (circa postcode area AL9 5), Hatfield Garden Village, Ellenbrook, rural area to south west of Welwyn Garden City and north west of Hatfield, Welham Green and Woolmer Green	#N/A	325	325	325
4- Welwyn, Oaklands, Mardley Heath and Digswell	100	325	325	325
5- Brookman's Park, Little Heath, Cuffley, Essendon and surrounding rural area	325	325	325	325

**Site type T3 - 10 Houses**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
1- South Hatfield	#N/A	325	325	325
2- Hatfield and Birchwood	#N/A	325	325	325
3- Welwyn Garden City, Panshanger, Hall Grove, Hatfield Hyde & Mill Green, The Ryde, Hatfield House and Park area (circa postcode area AL9 5), Hatfield Garden Village, Ellenbrook, rural area to south west of Welwyn Garden City and north west of Hatfield, Welham Green and Woolmer Green	#N/A	325	325	325
4- Welwyn, Oaklands, Mardley Heath and Digswell	125	325	325	325
5- Brookman's Park, Little Heath, Cuffley, Essendon and surrounding rural area	325	325	325	325



**Community Infrastructure Levy Viability  
Welwyn Hatfield BC  
Results summary**

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

**Site type T4 - 12 Flats and Houses**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
1- South Hatfield	#N/A	#N/A	#N/A	#N/A
2- Hatfield and Birchwood	#N/A	#N/A	#N/A	#N/A
3- Welwyn Garden City, Panshanger, Hall Grove, Hatfield Hyde & Mill Green, The Ryde, Hatfield House and Park area (circa postcode area AL9 5), Hatfield Garden Village, Ellenbrook, rural area to south west of Welwyn Garden City and north west of Hatfield, Welham Green and Woolmer Green	#N/A	#N/A	#N/A	#N/A
4- Welwyn, Oaklands, Mardley Heath and Digswell	#N/A	#N/A	#N/A	#N/A
5- Brookman's Park, Little Heath, Cuffley, Essendon and surrounding rural area	200	325	325	325

**Site type T5 - 24 Flats**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
1- South Hatfield	#N/A	#N/A	#N/A	#N/A
2- Hatfield and Birchwood	#N/A	#N/A	#N/A	#N/A
3- Welwyn Garden City, Panshanger, Hall Grove, Hatfield Hyde & Mill Green, The Ryde, Hatfield House and Park area (circa postcode area AL9 5), Hatfield Garden Village, Ellenbrook, rural area to south west of Welwyn Garden City and north west of Hatfield, Welham Green and Woolmer Green	#N/A	#N/A	#N/A	#N/A
4- Welwyn, Oaklands, Mardley Heath and Digswell	#N/A	#N/A	#N/A	#N/A
5- Brookman's Park, Little Heath, Cuffley, Essendon and surrounding rural area	#N/A	#N/A	#N/A	#N/A

**Site type T6 - 50 Houses**

	<b>BLV1</b>	<b>BLV2</b>	<b>BLV3</b>	<b>BLV4</b>
1- South Hatfield	#N/A	325	325	325
2- Hatfield and Birchwood	#N/A	325	325	325
3- Welwyn Garden City, Panshanger, Hall Grove, Hatfield Hyde & Mill Green, The Ryde, Hatfield House and Park area (circa postcode area AL9 5), Hatfield Garden Village, Ellenbrook, rural area to south west of Welwyn Garden City and north west of Hatfield, Welham Green and Woolmer Green	#N/A	325	325	325
4- Welwyn, Oaklands, Mardley Heath and Digswell	#N/A	325	325	325
5- Brookman's Park, Little Heath, Cuffley, Essendon and surrounding rural area	325	325	325	325



**Community Infrastructure Levy Viability  
Welwyn Hatfield BC  
Results summary**

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

**Site type T7 - 70 Houses**

	BLV1	BLV2	BLV3	BLV4
1- South Hatfield	#N/A	175	250	325
2- Hatfield and Birchwood	#N/A	325	325	325
3- Welwyn Garden City, Panshanger, Hall Grove, Hatfield Hyde & Mill Green, The Ryde, Hatfield House and Park area (circa postcode area AL9 5), Hatfield Garden Village, Ellenbrook, rural area to south west of Welwyn Garden City and north west of Hatfield, Welham Green and Woolmer Green	#N/A	325	325	325
4- Welwyn, Oaklands, Mardley Heath and Digswell	#N/A	325	325	325
5- Brookman's Park, Little Heath, Cuffley, Essendon and surrounding rural area	325	325	325	325

**Site type T8 - 100 Flats**

	BLV1	BLV2	BLV3	BLV4
1- South Hatfield	#N/A	#N/A	#N/A	#N/A
2- Hatfield and Birchwood	#N/A	#N/A	#N/A	#N/A
3- Welwyn Garden City, Panshanger, Hall Grove, Hatfield Hyde & Mill Green, The Ryde, Hatfield House and Park area (circa postcode area AL9 5), Hatfield Garden Village, Ellenbrook, rural area to south west of Welwyn Garden City and north west of Hatfield, Welham Green and Woolmer Green	#N/A	#N/A	#N/A	#N/A
4- Welwyn, Oaklands, Mardley Heath and Digswell	#N/A	#N/A	#N/A	#N/A
5- Brookman's Park, Little Heath, Cuffley, Essendon and surrounding rural area	#N/A	#N/A	#N/A	0

**Site type T9 - 160 Houses**

	BLV1	BLV2	BLV3	BLV4
1- South Hatfield	#N/A	200	275	325
2- Hatfield and Birchwood	#N/A	325	325	325
3- Welwyn Garden City, Panshanger, Hall Grove, Hatfield Hyde & Mill Green, The Ryde, Hatfield House and Park area (circa postcode area AL9 5), Hatfield Garden Village, Ellenbrook, rural area to south west of Welwyn Garden City and north west of Hatfield, Welham Green and Woolmer Green	#N/A	325	325	325
4- Welwyn, Oaklands, Mardley Heath and Digswell	#N/A	325	325	325
5- Brookman's Park, Little Heath, Cuffley, Essendon and surrounding rural area	325	325	325	325

**Community Infrastructure Levy Viability  
Welwyn Hatfield BC  
Results summary**

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

	AH %	Social Rent	Aff Rented	Sh Owrshp
<b>Affordable Housing</b>	<b>35%</b>	<b>51%</b>	<b>49%</b>	<b>0%</b>

<b>Growth</b>	<b>Sales</b>	<b>21%</b>	<b>Build costs</b>	<b>10%</b>
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**Site type T10 - 200 Flats and Houses**

	BLV1	BLV2	BLV3	BLV4
1- South Hatfield	#N/A	70	125	200
2- Hatfield and Birchwood	#N/A	250	300	325
3- Welwyn Garden City, Panshanger, Hall Grove, Hatfield Hyde & Mill Green, The Ryde, Hatfield House and Park area (circa postcode area AL9 5), Hatfield Garden Village, Ellenbrook, rural area to south west of Welwyn Garden City and north west of Hatfield, Welham Green and Woolmer Green	#N/A	325	325	325
4- Welwyn, Oaklands, Mardley Heath and Digsweil	#N/A	325	325	325
5- Brookman's Park, Little Heath, Cuffley, Essendon and surrounding rural area	325	325	325	325

**Site type T11 - 400 Flats and Houses**

	BLV1	BLV2	BLV3	BLV4
1- South Hatfield	#N/A	#N/A	20	175
2- Hatfield and Birchwood	#N/A	50	150	325
3- Welwyn Garden City, Panshanger, Hall Grove, Hatfield Hyde & Mill Green, The Ryde, Hatfield House and Park area (circa postcode area AL9 5), Hatfield Garden Village, Ellenbrook, rural area to south west of Welwyn Garden City and north west of Hatfield, Welham Green and Woolmer Green	#N/A	200	300	325
4- Welwyn, Oaklands, Mardley Heath and Digsweil	#N/A	325	325	325
5- Brookman's Park, Little Heath, Cuffley, Essendon and surrounding rural area	#N/A	325	325	325

**Site type T12 - 650 Flats and Houses**

	BLV1	BLV2	BLV3	BLV4
1- South Hatfield	#N/A	#N/A	#N/A	70
2- Hatfield and Birchwood	#N/A	#N/A	30	200
3- Welwyn Garden City, Panshanger, Hall Grove, Hatfield Hyde & Mill Green, The Ryde, Hatfield House and Park area (circa postcode area AL9 5), Hatfield Garden Village, Ellenbrook, rural area to south west of Welwyn Garden City and north west of Hatfield, Welham Green and Woolmer Green	#N/A	70	175	325
4- Welwyn, Oaklands, Mardley Heath and Digsweil	#N/A	250	325	325
5- Brookman's Park, Little Heath, Cuffley, Essendon and surrounding rural area	#N/A	325	325	325

**Site type T13 - 1,000 Flats and Houses**

	BLV1	BLV2	BLV3	BLV4
1- South Hatfield	#N/A	#N/A	#N/A	125
2- Hatfield and Birchwood	#N/A	#N/A	90	275
3- Welwyn Garden City, Panshanger, Hall Grove, Hatfield Hyde & Mill Green, The Ryde, Hatfield House and Park area (circa postcode area AL9 5), Hatfield Garden Village, Ellenbrook, rural area to south west of Welwyn Garden City and north west of Hatfield, Welham Green and Woolmer Green	#N/A	100	225	325
4- Welwyn, Oaklands, Mardley Heath and Digsweil	#N/A	275	325	325
5- Brookman's Park, Little Heath, Cuffley, Essendon and surrounding rural area	#N/A	325	325	325

**Community Infrastructure Levy**  
**Welwyn Hatfield BC**

**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Industrial £2,170,000	Urban value 2 - Urban Openspace & other near backlands £500,000	Benchmark land value 3 - Greenfield (higher) £400,000	Benchmark land value 4 - Greenfield (lower) £250,000

**Site type 1**

House	1 units
No of units	25 dph
Density:	

Affordable %	35%	Site area	0.0400 ha
% Social Rented	51%	Net to gross	100%
% Aff Rent	49%	Growth	
% Shrd Ownership	0%	Sales	21%
		Build	10%

1- South Hatfield

Private values £4844 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	35,945	898,629	-1,271,371	398,629	498,629	648,629
20	34,714	867,859	-1,302,141	367,859	467,859	617,859
30	34,099	852,473	-1,317,527	352,473	452,473	602,473
50	32,868	821,702	-1,348,298	321,702	421,702	571,702
70	31,637	790,932	-1,379,068	290,932	390,932	540,932
90	30,406	760,161	-1,409,839	260,161	360,161	510,161
100	29,175	744,750	-1,425,250	244,750	344,750	494,750
125	28,252	706,299	-1,463,701	206,299	306,299	456,299
150	26,713	667,823	-1,502,177	167,823	267,823	417,823
175	25,174	629,348	-1,540,652	129,348	229,348	379,348
200	23,636	590,872	-1,579,127	90,872	190,872	340,872
225	22,097	552,421	-1,617,579	52,421	152,421	302,421
250	20,558	513,945	-1,656,055	13,945	113,945	263,945
275	19,019	475,469	-1,694,531	-24,531	75,469	225,469
300	17,481	437,018	-1,732,982	-62,982	37,018	187,018
325	15,942	398,542	-1,771,458	-101,458	-1,458	148,542

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£300	£325

2- Hatfield and Birchwood

Private values £5005 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£45,664	1,141,607	-1,028,393	641,607	741,607	891,607
20	44,433	1,110,837	-1,059,163	610,837	710,837	860,837
30	43,818	1,095,451	-1,074,549	595,451	695,451	845,451
50	42,587	1,064,680	-1,105,320	564,680	664,680	814,680
70	41,356	1,033,910	-1,136,090	533,910	633,910	783,910
90	40,125	1,003,140	-1,166,860	503,140	603,140	753,140
100	39,509	987,728	-1,182,272	487,728	587,728	737,728
125	37,971	949,277	-1,220,723	449,277	549,277	699,277
150	36,432	910,801	-1,259,199	410,801	510,801	660,801
175	34,893	872,326	-1,297,674	372,326	472,326	622,326
200	33,354	833,850	-1,336,150	333,850	433,850	583,850
225	31,816	795,399	-1,374,601	295,399	395,399	545,399
250	30,277	756,923	-1,413,077	256,923	356,923	506,923
275	28,738	718,447	-1,451,553	218,447	318,447	468,447
300	27,199	679,971	-1,490,029	179,971	279,971	429,971
325	25,661	641,520	-1,528,480	141,520	241,520	391,520

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£325	£325	£325

3- Welwyn Garden City, Panshanger, Hall Grove, H Private values £5167 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	55,124	1,378,106	-791,894	878,106	978,106	1,128,106
20	53,893	1,347,335	-822,665	847,335	947,335	1,097,335
30	53,278	1,331,950	-838,050	831,950	931,950	1,081,950
50	52,047	1,301,179	-868,821	801,179	901,179	1,051,179
70	50,816	1,270,408	-899,592	770,408	870,408	1,020,408
90	49,585	1,239,637	-930,363	739,637	839,637	989,637
100	48,969	1,224,227	-945,773	724,227	824,227	974,227
125	47,430	1,185,751	-984,249	685,751	785,751	935,751
150	45,892	1,147,300	-1,022,700	647,300	747,300	897,300
175	44,353	1,108,824	-1,061,176	608,824	708,824	858,824
200	42,814	1,070,348	-1,099,652	570,348	670,348	820,348
225	41,275	1,031,872	-1,138,128	531,872	631,872	781,872
250	39,737	993,422	-1,176,578	493,422	593,422	743,422
275	38,198	954,946	-1,215,054	454,946	554,946	704,946
300	36,659	916,470	-1,253,530	416,470	516,470	666,470
325	35,121	878,019	-1,291,981	378,019	478,019	628,019

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£325	£325	£325

4- Welwyn, Oaklands, Mardley Heath and Digswell Private values £5382 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	68,107	1,702,673	-467,327	1,202,673	1,302,673	1,452,673
20	66,876	1,671,902	-498,098	1,171,902	1,271,902	1,421,902
30	66,261	1,656,517	-513,483	1,156,517	1,256,517	1,406,517
50	65,029	1,625,721	-544,279	1,125,721	1,225,721	1,375,721
70	63,798	1,594,950	-575,050	1,094,950	1,194,950	1,344,950
90	62,567	1,564,180	-605,820	1,064,180	1,164,180	1,314,180
100	61,952	1,548,794	-621,206	1,048,794	1,148,794	1,298,794
125	60,413	1,510,318	-659,682	1,010,318	1,110,318	1,260,318
150	58,874	1,471,842	-698,158	971,842	1,071,842	1,221,842
175	57,336	1,433,391	-736,609	933,391	1,033,391	1,183,391
200	55,797	1,394,915	-775,085	894,915	994,915	1,144,915
225	54,258	1,356,439	-813,561	856,439	956,439	1,106,439
250	52,720	1,317,988	-852,012	817,988	917,988	1,067,988
275	51,180	1,279,512	-890,488	779,512	879,512	1,029,512
300	49,641	1,241,036	-928,964	741,036	841,036	991,036
325	48,102	1,202,560	-967,440	702,560	802,560	952,560

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£325	£325	£325

5- Brookman's Park, Little Heath, Cuffley, Essendon Private values £6781 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	147,386	3,684,657	1,514,657	3,184,657	3,284,657	3,434,657
20	146,154	3,653,881	1,483,881	3,153,881	3,253,881	3,403,881
30	145,539	3,638,476	1,468,476	3,138,476	3,238,476	3,388,476
50	144,308	3,607,705	1,437,705	3,107,705	3,207,705	3,357,705
70	143,077	3,576,934	1,406,934	3,076,934	3,176,934	3,326,934
90	141,846	3,546,163	1,376,163	3,046,163	3,146,163	3,296,163
100	141,231	3,530,778	1,360,778	3,030,778	3,130,778	3,280,778
125	139,692	3,492,302	1,322,302	2,992,302	3,092,302	3,242,302
150	138,153	3,453,826	1,283,826	2,953,826	3,053,826	3,203,826
175	136,614	3,415,350	1,245,350	2,915,350	3,015,350	3,165,350
200	135,075	3,376,899	1,206,899	2,876,899	2,976,899	3,126,899
225	133,537	3,338,423	1,168,423	2,838,423	2,938,423	3,088,423
250	131,998	3,299,947	1,129,947	2,799,947	2,899,947	3,049,947
275	130,460	3,261,496	1,091,496	2,761,496	2,861,496	3,011,496
300	128,921	3,223,020	1,053,020	2,723,020	2,823,020	2,973,020
325	127,382	3,184,544	1,014,544	2,684,544	2,784,544	2,934,544

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£325	£325	£325	£325

**Community Infrastructure Levy  
Welwyn Hatfield BC**

**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Industrial	value 2 - Urban Openspace & other non backlands	Benchmark land value 3 - Greenfield (higher)	Benchmark land value 4 - Greenfield (lower)
£2,170,000	£500,000	£400,000	£250,000

**Site type 2**

Houses	
No of units	5 units
Density:	40 dph

Affordable %	35%
% Social Rented	51%
% Aff Rent	49%
% Shrd Ownship	0%

Site area	0.13 ha
Net to gross	100%

Growth	
Sales	21%
Build	10%

1- South Hatfield

Private values £4844 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	158.107	1,264.858	-905.142	784.858	864.858	1,014.858
20	152.508	1,220.062	-949.938	720.062	820.062	970.062
30	149.708	1,197.660	-972.340	697.660	797.660	947.660
50	144.108	1,152.864	-1,017.136	652.864	752.864	902.864
70	138.508	1,108.068	-1,061.940	608.068	708.068	858.068
90	132.908	1,063.272	-1,106.736	563.272	663.272	813.272
100	130.108	1,040.870	-1,129.138	540.870	640.870	790.870
125	123.108	984.866	-1,185.134	484.866	584.866	734.866
150	116.109	928.869	-1,241.131	428.869	528.869	678.869
175	109.108	872.864	-1,297.136	372.864	472.864	622.864
200	102.108	816.867	-1,353.133	316.867	416.867	566.867
225	95.109	760.870	-1,409.130	260.870	360.870	510.870
250	88.109	704.865	-1,465.135	204.865	304.865	454.865
275	81.109	648.868	-1,521.132	148.868	248.868	398.868
300	74.109	592.872	-1,577.128	92.872	192.872	342.872
325	67.109	536.875	-1,633.125	36.875	136.875	286.875

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£325	£325	£325

2- Hatfield and Birchwood

Private values £5005 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	202.319	1,618.552	-551.448	1,118.552	1,218.552	1,368.552
20	196.719	1,573.756	-596.244	1,073.756	1,173.756	1,323.756
30	193.919	1,551.354	-618.646	1,051.354	1,151.354	1,301.354
50	188.320	1,506.558	-663.442	1,006.558	1,106.558	1,256.558
70	182.720	1,461.762	-708.238	961.762	1,061.762	1,211.762
90	177.120	1,416.958	-753.042	916.958	1,016.958	1,166.958
100	174.320	1,394.556	-775.444	894.556	994.556	1,144.556
125	167.320	1,338.559	-831.441	838.559	938.559	1,088.559
150	160.320	1,282.563	-887.437	782.563	882.563	1,032.563
175	153.321	1,226.566	-943.434	726.566	826.566	976.566
200	146.320	1,170.561	-999.439	670.561	770.561	920.561
225	139.320	1,114.564	-1,055.436	614.564	714.564	864.564
250	132.321	1,058.567	-1,111.433	558.567	658.567	808.567
275	125.320	1,002.562	-1,167.438	502.562	602.562	752.562
300	118.321	946.565	-1,223.435	446.565	546.565	696.565
325	111.321	890.568	-1,279.432	390.568	490.568	640.568

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£325	£325	£325

3- Welwyn Garden City, Panshanger, Hall Grove, Hg Private values £5167 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	245.352	1,962.819	-207.181	1,462.819	1,562.819	1,712.819
20	239.752	1,918.015	-251.985	1,418.015	1,518.015	1,668.015
30	236.953	1,895.621	-274.379	1,395.621	1,495.621	1,645.621
50	231.352	1,850.817	-319.183	1,350.817	1,450.817	1,600.817
70	225.753	1,806.021	-363.979	1,306.021	1,406.021	1,556.021
90	220.152	1,761.217	-408.783	1,261.217	1,361.217	1,511.217
100	217.353	1,738.823	-431.177	1,238.823	1,338.823	1,488.823
125	210.352	1,682.818	-487.182	1,182.818	1,282.818	1,432.818
150	203.353	1,626.821	-543.179	1,126.821	1,226.821	1,376.821
175	196.353	1,570.824	-599.176	1,070.824	1,170.824	1,320.824
200	189.353	1,514.828	-655.172	1,014.828	1,114.828	1,264.828
225	182.353	1,458.833	-711.177	958.833	1,058.833	1,208.833
250	175.353	1,402.826	-767.174	902.826	1,002.826	1,152.826
275	168.354	1,346.829	-823.171	846.829	946.829	1,096.829
300	161.353	1,290.824	-879.176	790.824	890.824	1,040.824
325	154.353	1,234.827	-935.173	734.827	834.827	984.827

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£325	£325	£325

4- Welwyn, Oaklands, Mardley Heath and Digswell Private values £5382 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	304.410	2,435.277	265.277	1,935.277	2,035.277	2,185.277
20	298.809	2,390.474	220.474	1,890.474	1,990.474	2,140.474
30	296.010	2,368.080	198.080	1,868.080	1,968.080	2,118.080
50	290.409	2,323.276	153.276	1,823.276	1,923.276	2,073.276
70	284.810	2,278.480	108.480	1,778.480	1,878.480	2,028.480
90	279.209	2,233.676	63.676	1,733.676	1,833.676	1,983.676
100	276.410	2,211.282	41.282	1,711.282	1,811.282	1,961.282
125	269.410	2,155.277	-14.723	1,655.277	1,755.277	1,905.277
150	262.410	2,099.280	-70.720	1,599.280	1,699.280	1,849.280
175	255.411	2,043.283	-126.717	1,543.283	1,643.283	1,793.283
200	248.411	1,987.286	-182.714	1,487.286	1,587.286	1,737.286
225	241.410	1,931.282	-238.718	1,431.282	1,531.282	1,681.282
250	234.411	1,875.285	-294.715	1,375.285	1,475.285	1,625.285
275	227.411	1,819.288	-350.712	1,319.288	1,419.288	1,569.288
300	220.411	1,763.291	-406.709	1,263.291	1,363.291	1,513.291
325	213.411	1,707.286	-462.714	1,207.286	1,307.286	1,457.286

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£100	£325	£325	£325

5- Brookman's Park, Little Heath, Cuffley, Essendon Private values £6781 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	665.052	5,320.412	3,150.412	4,820.412	4,920.412	5,070.412
20	659.452	5,275.616	3,105.616	4,775.616	4,875.616	5,025.616
30	656.652	5,253.214	3,083.214	4,753.214	4,853.214	5,003.214
50	651.051	5,208.411	3,038.411	4,708.411	4,808.411	4,958.411
70	645.452	5,163.615	2,993.615	4,663.615	4,763.615	4,913.615
90	639.852	5,118.819	2,948.819	4,618.819	4,718.819	4,868.819
100	637.052	5,096.417	2,926.417	4,596.417	4,696.417	4,846.417
125	630.052	5,040.420	2,870.420	4,540.420	4,640.420	4,790.420
150	623.052	4,984.415	2,814.415	4,484.415	4,584.415	4,734.415
175	616.052	4,928.418	2,758.418	4,428.418	4,528.418	4,678.418
200	609.053	4,872.421	2,702.421	4,372.421	4,472.421	4,622.421
225	602.052	4,816.416	2,646.416	4,316.416	4,416.416	4,566.416
250	595.052	4,760.420	2,590.420	4,260.420	4,360.420	4,510.420
275	588.053	4,704.423	2,534.423	4,204.423	4,304.423	4,454.423
300	581.053	4,648.426	2,478.426	4,148.426	4,248.426	4,398.426
325	574.053	4,592.421	2,422.421	4,092.421	4,192.421	4,342.421

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£325	£325	£325	£325



**Community Infrastructure Levy  
Welwyn Hatfield BC**

Benchmark Land Values (per gross ha)			
BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Industrial	value 2 - Urban Oppenpace & other non backlands	Benchmark land value 3 - Greenfield (higher)	Benchmark land value 4 - Greenfield (lower)
£2,170,000	£500,000	£400,000	£250,000

Site type 3	
Houses	
No of units	10 units
Density:	40 dph

Affordable %	35%	Site area	0.25 ha
% Social Rented	51%	Net to gross	100%
% Aff Rent	49%	Growth	
% Shrd Ownship	0%	Sales	21%
		Build	10%

1- South Hatfield

Private values £4844 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	327,001	1,308,006	-861,994	808,006	908,006	1,058,006
20	315,981	1,263,923	-906,077	763,923	863,923	1,013,923
30	310,470	1,241,881	-928,119	741,881	841,881	991,881
50	299,449	1,197,798	-972,202	697,798	797,798	947,798
70	288,429	1,153,714	-1,016,286	653,714	753,714	903,714
90	277,409	1,109,631	-1,060,369	609,631	709,631	859,631
100	271,897	1,087,589	-1,082,411	587,589	687,589	837,589
125	258,121	1,032,485	-1,137,515	532,485	632,485	782,485
150	244,345	977,381	-1,192,619	477,381	577,381	727,381
175	230,569	922,277	-1,247,723	422,277	522,277	672,277
200	216,793	867,173	-1,302,827	367,173	467,173	617,173
225	203,018	812,073	-1,357,927	312,073	412,073	562,073
250	189,242	756,969	-1,413,031	256,969	356,969	506,969
275	175,466	701,865	-1,468,135	201,865	301,865	451,865
300	161,690	646,761	-1,523,239	146,761	246,761	396,761
325	147,914	591,656	-1,578,344	91,656	191,656	341,656

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£325	£325	£325

2- Hatfield and Birchwood

Private values £5005 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	413,968	1,655,871	-514,129	1,155,871	1,255,871	1,405,871
20	402,947	1,611,788	-558,212	1,111,788	1,211,788	1,361,788
30	397,437	1,589,746	-580,254	1,089,746	1,189,746	1,339,746
50	386,417	1,545,667	-624,333	1,045,667	1,145,667	1,295,667
70	375,396	1,501,583	-668,417	1,001,583	1,101,583	1,251,583
90	364,375	1,457,500	-712,500	957,500	1,057,500	1,207,500
100	358,865	1,435,459	-734,541	935,459	1,035,459	1,185,459
125	345,089	1,380,354	-789,646	880,354	980,354	1,130,354
150	331,313	1,325,250	-844,750	825,250	925,250	1,075,250
175	317,537	1,270,146	-899,854	770,146	870,146	1,020,146
200	303,761	1,215,042	-954,958	715,042	815,042	965,042
225	289,984	1,159,938	-1,010,062	659,938	759,938	909,938
250	276,208	1,104,834	-1,065,166	604,834	704,834	854,834
275	262,433	1,049,734	-1,120,266	549,734	649,734	799,734
300	248,657	994,630	-1,175,370	494,630	594,630	744,630
325	234,881	939,526	-1,230,474	439,526	539,526	689,526

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£325	£325	£325

3- Welwyn Garden City, Panshanger, Hall Grove, Hg Private values £5167 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	498,630	1,994,521	-175,479	1,494,521	1,594,521	1,744,521
20	487,609	1,950,437	-219,563	1,450,437	1,550,437	1,700,437
30	482,099	1,928,396	-241,604	1,428,396	1,528,396	1,678,396
50	471,078	1,884,312	-285,688	1,384,312	1,484,312	1,634,312
70	460,058	1,840,233	-329,767	1,340,233	1,440,233	1,590,233
90	449,037	1,796,150	-373,850	1,296,150	1,396,150	1,546,150
100	443,527	1,774,108	-395,892	1,274,108	1,374,108	1,524,108
125	429,751	1,719,004	-450,996	1,219,004	1,319,004	1,469,004
150	415,975	1,663,900	-506,100	1,163,900	1,263,900	1,413,900
175	402,199	1,608,796	-561,204	1,108,796	1,208,796	1,358,796
200	388,423	1,553,692	-616,308	1,053,692	1,153,692	1,303,692
225	374,647	1,498,588	-671,412	998,588	1,098,588	1,248,588
250	360,871	1,443,484	-726,516	943,484	1,043,484	1,193,484
275	347,095	1,388,380	-781,620	888,380	988,380	1,138,380
300	333,320	1,333,279	-836,721	833,279	933,279	1,083,279
325	319,544	1,278,175	-891,825	778,175	878,175	1,028,175

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£325	£325	£325

4- Welwyn, Oaklands, Mardley Heath and Digswell Private values £5382 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	614,798	2,459,193	289,193	1,959,193	2,059,193	2,209,193
20	603,778	2,415,110	245,110	1,915,110	2,015,110	2,165,110
30	598,267	2,393,069	223,069	1,893,069	1,993,069	2,143,069
50	587,246	2,348,985	178,985	1,848,985	1,948,985	2,098,985
70	576,225	2,304,902	134,902	1,804,902	1,904,902	2,054,902
90	565,205	2,260,819	90,819	1,760,819	1,860,819	2,010,819
100	559,694	2,238,777	68,777	1,738,777	1,838,777	1,988,777
125	545,918	2,183,673	13,673	1,683,673	1,783,673	1,933,673
150	532,142	2,128,569	-41,431	1,628,569	1,728,569	1,878,569
175	518,366	2,073,465	-96,535	1,573,465	1,673,465	1,823,465
200	504,590	2,018,361	-151,639	1,518,361	1,618,361	1,768,361
225	490,814	1,963,256	-206,744	1,463,256	1,563,256	1,713,256
250	477,039	1,908,152	-261,848	1,408,152	1,508,152	1,658,152
275	463,263	1,853,052	-316,948	1,353,052	1,453,052	1,603,052
300	449,487	1,797,948	-372,052	1,297,948	1,397,948	1,547,948
325	435,711	1,742,844	-427,156	1,242,844	1,342,844	1,492,844

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£125	£325	£325	£325

5- Brookman's Park, Little Heath, Cuffley, Essendon Private values £6781 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,324,487	5,297,947	3,127,947	4,797,947	4,897,947	5,047,947
20	1,313,466	5,253,864	3,083,864	4,753,864	4,853,864	5,003,864
30	1,307,956	5,231,822	3,061,822	4,731,822	4,831,822	4,981,822
50	1,296,935	5,187,739	3,017,739	4,687,739	4,787,739	4,937,739
70	1,285,914	5,143,656	2,973,656	4,643,656	4,743,656	4,893,656
90	1,274,893	5,099,572	2,929,572	4,599,572	4,699,572	4,849,572
100	1,269,383	5,077,531	2,907,531	4,577,531	4,677,531	4,827,531
125	1,255,607	5,022,426	2,852,426	4,522,426	4,622,426	4,772,426
150	1,241,831	4,967,322	2,797,322	4,467,322	4,567,322	4,717,322
175	1,228,055	4,912,218	2,742,218	4,412,218	4,512,218	4,662,218
200	1,214,280	4,857,118	2,687,118	4,357,118	4,457,118	4,607,118
225	1,200,504	4,802,014	2,632,014	4,302,014	4,402,014	4,552,014
250	1,186,727	4,746,910	2,576,910	4,246,910	4,346,910	4,496,910
275	1,172,951	4,691,806	2,521,806	4,191,806	4,291,806	4,441,806
300	1,159,175	4,636,702	2,466,702	4,136,702	4,236,702	4,386,702
325	1,145,399	4,581,598	2,411,598	4,081,598	4,181,598	4,331,598

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£325	£325	£325	£325

**Community Infrastructure Levy  
Welwyn Hatfield BC**

Benchmark Land Values (per gross ha)			
BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Industrial £2,170,000	value 2 - Urban Open space & other non backlands £500,000	Benchmark land value 3 - Greenfield (higher) £400,000	Benchmark land value 4 - Greenfield (lower) £250,000

**Site type 4**

Flats and Houses	
No of units	12 units
Density:	86 dph

Affordable %	35%	Site area	0.14 ha
% Social Rented	51%	Net to gross	100%
% Aff Rent	49%	Growth	
% Shrd Ownship	0%	Sales	21%
		Build	10%

1- South Hatfield Private values £4844 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-575,913	-4,127,378	-6,297,378	-4,627,378	-4,527,378	-4,377,378
20	-589,097	-4,221,865	-6,391,865	-4,721,865	-4,621,865	-4,471,865
30	-595,690	-4,269,109	-6,439,109	-4,769,109	-4,669,109	-4,519,109
50	-608,874	-4,363,596	-6,533,596	-4,863,596	-4,763,596	-4,613,596
70	-622,058	-4,458,083	-6,628,083	-4,958,083	-4,858,083	-4,708,083
90	-635,242	-4,552,570	-6,722,570	-5,052,570	-4,952,570	-4,802,570
100	-641,835	-4,599,814	-6,769,814	-5,099,814	-4,999,814	-4,849,814
125	-658,314	-4,717,920	-6,887,920	-5,217,920	-5,117,920	-4,967,920
150	-674,795	-4,836,032	-7,006,032	-5,336,032	-5,236,032	-5,086,032
175	-691,276	-4,954,145	-7,124,145	-5,454,145	-5,354,145	-5,204,145
200	-707,756	-5,072,255	-7,242,255	-5,572,255	-5,472,255	-5,322,255
225	-724,237	-5,190,365	-7,360,365	-5,690,365	-5,590,365	-5,440,365
250	-740,717	-5,308,469	-7,478,469	-5,808,469	-5,708,469	-5,558,469
275	-757,197	-5,426,581	-7,596,581	-5,926,581	-5,826,581	-5,676,581
300	-773,677	-5,544,687	-7,714,687	-6,044,687	-5,944,687	-5,794,687
325	-790,158	-5,662,799	-7,832,799	-6,162,799	-6,062,799	-5,912,799

Maximum CIL rates (per square metre)

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

2- Hatfield and Birchwood Private values £5005 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-486,857	-3,489,145	-5,659,145	-3,989,145	-3,889,145	-3,739,145
20	-500,042	-3,583,632	-5,753,632	-4,083,632	-3,983,632	-3,833,632
30	-506,634	-3,630,876	-5,800,876	-4,130,876	-4,030,876	-3,880,876
50	-519,818	-3,725,363	-5,895,363	-4,225,363	-4,125,363	-3,975,363
70	-533,002	-3,819,850	-5,989,850	-4,319,850	-4,219,850	-4,069,850
90	-546,187	-3,914,338	-6,084,338	-4,414,338	-4,314,338	-4,164,338
100	-552,779	-3,961,581	-6,131,581	-4,461,581	-4,361,581	-4,211,581
125	-569,260	-4,079,694	-6,249,694	-4,579,694	-4,479,694	-4,329,694
150	-585,740	-4,197,806	-6,367,806	-4,697,806	-4,597,806	-4,447,806
175	-602,220	-4,315,912	-6,485,912	-4,815,912	-4,715,912	-4,565,912
200	-618,701	-4,434,025	-6,604,025	-4,934,025	-4,834,025	-4,684,025
225	-635,181	-4,552,130	-6,722,130	-5,052,130	-4,952,130	-4,802,130
250	-651,662	-4,670,243	-6,840,243	-5,170,243	-5,070,243	-4,920,243
275	-668,142	-4,788,348	-6,958,348	-5,288,348	-5,188,348	-5,038,348
300	-684,622	-4,906,461	-7,076,461	-5,406,461	-5,306,461	-5,156,461
325	-701,103	-5,024,574	-7,194,574	-5,524,574	-5,424,574	-5,274,574

Maximum CIL rates (per square metre)

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

3- Welwyn Garden City, Panshanger, Hall Grove, H Private values £5167 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-400,163	-2,867,834	-5,037,834	-3,367,834	-3,267,834	-3,117,834
20	-413,347	-2,962,321	-5,132,321	-3,462,321	-3,362,321	-3,212,321
30	-419,939	-3,009,565	-5,179,565	-3,509,565	-3,409,565	-3,259,565
50	-433,124	-3,104,052	-5,274,052	-3,604,052	-3,504,052	-3,354,052
70	-446,308	-3,198,539	-5,368,539	-3,698,539	-3,598,539	-3,448,539
90	-459,492	-3,293,027	-5,463,027	-3,793,027	-3,693,027	-3,543,027
100	-466,084	-3,340,270	-5,510,270	-3,840,270	-3,740,270	-3,590,270
125	-482,564	-3,458,376	-5,628,376	-3,958,376	-3,858,376	-3,708,376
150	-499,045	-3,576,488	-5,746,488	-4,076,488	-3,976,488	-3,826,488
175	-515,526	-3,694,601	-5,864,601	-4,194,601	-4,094,601	-3,944,601
200	-532,006	-3,812,707	-5,982,707	-4,312,707	-4,212,707	-4,062,707
225	-548,486	-3,930,819	-6,100,819	-4,430,819	-4,330,819	-4,180,819
250	-564,966	-4,048,925	-6,218,925	-4,548,925	-4,448,925	-4,298,925
275	-581,447	-4,167,037	-6,337,037	-4,667,037	-4,567,037	-4,417,037
300	-597,927	-4,285,143	-6,455,143	-4,785,143	-4,685,143	-4,535,143
325	-614,408	-4,403,256	-6,573,256	-4,903,256	-4,803,256	-4,653,256

Maximum CIL rates (per square metre)

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

4- Welwyn, Oaklands, Mardley Heath and Digswell Private values £5382 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-281,206	-2,015,309	-4,185,309	-2,515,309	-2,415,309	-2,265,309
20	-294,390	-2,109,797	-4,279,797	-2,609,797	-2,509,797	-2,359,797
30	-300,982	-2,157,040	-4,327,040	-2,657,040	-2,557,040	-2,407,040
50	-314,167	-2,251,528	-4,421,528	-2,751,528	-2,651,528	-2,501,528
70	-327,351	-2,346,015	-4,516,015	-2,846,015	-2,746,015	-2,596,015
90	-340,535	-2,440,502	-4,610,502	-2,940,502	-2,840,502	-2,690,502
100	-347,127	-2,487,746	-4,657,746	-2,987,746	-2,887,746	-2,737,746
125	-363,608	-2,605,858	-4,775,858	-3,105,858	-3,005,858	-2,855,858
150	-380,088	-2,723,964	-4,893,964	-3,223,964	-3,123,964	-2,973,964
175	-396,569	-2,842,077	-5,012,077	-3,342,077	-3,242,077	-3,092,077
200	-413,049	-2,960,182	-5,130,182	-3,460,182	-3,360,182	-3,210,182
225	-429,529	-3,078,295	-5,248,295	-3,578,295	-3,478,295	-3,328,295
250	-446,010	-3,196,407	-5,366,407	-3,696,407	-3,596,407	-3,446,407
275	-462,490	-3,314,513	-5,484,513	-3,814,513	-3,714,513	-3,564,513
300	-478,971	-3,432,625	-5,602,625	-3,932,625	-3,832,625	-3,682,625
325	-495,451	-3,550,731	-5,720,731	-4,050,731	-3,950,731	-3,800,731

Maximum CIL rates (per square metre)

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

5- Brookman's Park, Little Heath, Cuffley, Essendon Private values £6781 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	438,827	3,144,930	974,930	2,644,930	2,744,930	2,894,930
20	425,841	3,051,858	881,858	2,551,858	2,651,858	2,801,858
30	419,348	3,005,326	835,326	2,505,326	2,605,326	2,755,326
50	406,361	2,912,255	742,255	2,412,255	2,512,255	2,662,255
70	393,376	2,819,191	649,191	2,319,191	2,419,191	2,569,191
90	380,389	2,726,120	556,120	2,226,120	2,326,120	2,476,120
100	373,896	2,679,588	509,588	2,179,588	2,279,588	2,429,588
125	357,863	2,563,251	393,251	2,063,251	2,163,251	2,313,251
150	341,431	2,446,921	276,921	1,946,921	2,046,921	2,196,921
175	325,198	2,330,584	160,584	1,830,584	1,930,584	2,080,584
200	308,965	2,214,247	44,247	1,714,247	1,814,247	1,964,247
225	292,733	2,097,917	-72,083	1,597,917	1,697,917	1,847,917
250	276,500	1,981,580	-188,420	1,481,580	1,581,580	1,731,580
275	260,267	1,865,250	-304,750	1,365,250	1,465,250	1,615,250
300	244,034	1,748,913	-421,087	1,248,913	1,348,913	1,498,913
325	227,801	1,632,576	-537,424	1,132,576	1,232,576	1,382,576

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£200	£325	£325	£325

**Community Infrastructure Levy  
Welwyn Hatfield BC**

Benchmark Land Values (per gross ha)			
BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Industrial	value 2 - Urban Open space & other non backlands	Benchmark land value 3 - Greenfield (higher)	Benchmark land value 4 - Greenfield (lower)
£2,170,000	£500,000	£400,000	£250,000

Site type 5	
Flats	
No of units	24 units
Density:	120 dph

Affordable %	35%	Site area	0.20 ha
% Social Rented	51%	Net to gross	100%
% Aff Rent	49%	Growth	
% Shrd Ownship	0%	Sales	21%
		Build	10%

1- South Hatfield Private values £4844 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,822,638	-8,113,191	-10,283,191	-8,613,191	-8,513,191	-8,363,191
20	-1,644,959	-8,224,793	-10,394,793	-8,724,793	-8,624,793	-8,474,793
30	-1,656,118	-8,280,589	-10,450,589	-8,780,589	-8,680,589	-8,530,589
50	-1,678,438	-8,392,191	-10,562,191	-8,892,191	-8,792,191	-8,642,191
70	-1,700,758	-8,503,788	-10,673,788	-9,003,788	-8,903,788	-8,753,788
90	-1,723,078	-8,615,391	-10,785,391	-9,115,391	-9,015,391	-8,863,391
100	-1,734,238	-8,671,192	-10,841,192	-9,171,192	-9,071,192	-8,921,192
125	-1,762,138	-8,810,689	-10,980,689	-9,310,689	-9,210,689	-9,060,689
150	-1,790,037	-8,950,187	-11,120,187	-9,450,187	-9,350,187	-9,200,187
175	-1,817,938	-9,089,690	-11,259,690	-9,589,690	-9,489,690	-9,339,690
200	-1,845,838	-9,229,188	-11,399,188	-9,729,188	-9,629,188	-9,479,188
225	-1,873,738	-9,368,690	-11,538,690	-9,868,690	-9,768,690	-9,618,690
250	-1,901,638	-9,508,188	-11,678,188	-10,008,188	-9,908,188	-9,758,188
275	-1,929,537	-9,647,686	-11,817,686	-10,147,686	-10,047,686	-9,897,686
300	-1,957,438	-9,787,189	-11,957,189	-10,287,189	-10,187,189	-10,037,189
325	-1,985,337	-9,926,686	-12,096,686	-10,426,686	-10,326,686	-10,176,686

Maximum CIL rates (per square metre)			
BLV1	BLV2	BLV3	BLV4
#/N/A	#/N/A	#/N/A	#/N/A

2- Hatfield and Birchwood Private values £5005 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,482,042	-7,410,210	-9,580,210	-7,910,210	-7,810,210	-7,660,210
20	-1,504,362	-7,521,812	-9,691,812	-8,021,812	-7,921,812	-7,771,812
30	-1,515,522	-7,577,609	-9,747,609	-8,077,609	-7,977,609	-7,827,609
50	-1,537,842	-7,689,211	-9,859,211	-8,189,211	-8,089,211	-7,939,211
70	-1,560,162	-7,800,808	-9,970,808	-8,300,808	-8,200,808	-8,050,808
90	-1,582,482	-7,912,410	-10,082,410	-8,412,410	-8,312,410	-8,162,410
100	-1,593,642	-7,968,211	-10,138,211	-8,468,211	-8,368,211	-8,218,211
125	-1,621,542	-8,107,709	-10,277,709	-8,607,709	-8,507,709	-8,357,709
150	-1,649,441	-8,247,207	-10,417,207	-8,747,207	-8,647,207	-8,497,207
175	-1,677,342	-8,386,709	-10,556,709	-8,886,709	-8,786,709	-8,636,709
200	-1,705,241	-8,526,207	-10,696,207	-9,026,207	-8,926,207	-8,776,207
225	-1,733,142	-8,665,710	-10,835,710	-9,165,710	-9,065,710	-8,915,710
250	-1,761,042	-8,805,208	-10,975,208	-9,305,208	-9,205,208	-9,055,208
275	-1,788,941	-8,944,705	-11,114,705	-9,444,705	-9,344,705	-9,194,705
300	-1,816,842	-9,084,208	-11,254,208	-9,584,208	-9,484,208	-9,334,208
325	-1,844,741	-9,223,706	-11,393,706	-9,723,706	-9,623,706	-9,473,706

Maximum CIL rates (per square metre)			
BLV1	BLV2	BLV3	BLV4
#/N/A	#/N/A	#/N/A	#/N/A

3- Welwyn Garden City, Panshanger, Hall Grove, H Private values £5167 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,345,169	-6,725,843	-8,895,843	-7,225,843	-7,125,843	-6,975,843
20	-1,367,488	-6,837,440	-9,007,440	-7,337,440	-7,237,440	-7,087,440
30	-1,378,648	-6,893,241	-9,063,241	-7,393,241	-7,293,241	-7,143,241
50	-1,400,968	-7,004,838	-9,174,838	-7,504,838	-7,404,838	-7,254,838
70	-1,423,288	-7,116,440	-9,286,440	-7,616,440	-7,516,440	-7,366,440
90	-1,445,607	-7,228,037	-9,398,037	-7,728,037	-7,628,037	-7,478,037
100	-1,456,767	-7,283,839	-9,453,839	-7,783,839	-7,683,839	-7,533,839
125	-1,484,668	-7,423,341	-9,593,341	-7,923,341	-7,823,341	-7,673,341
150	-1,512,568	-7,562,839	-9,732,839	-8,062,839	-7,962,839	-7,812,839
175	-1,540,467	-7,702,337	-9,872,337	-8,202,337	-8,102,337	-7,952,337
200	-1,568,368	-7,841,840	-10,011,840	-8,341,840	-8,241,840	-8,091,840
225	-1,596,267	-7,981,337	-10,151,337	-8,481,337	-8,381,337	-8,231,337
250	-1,624,168	-8,120,840	-10,290,840	-8,620,840	-8,520,840	-8,370,840
275	-1,652,068	-8,260,338	-10,430,338	-8,760,338	-8,660,338	-8,510,338
300	-1,679,967	-8,399,835	-10,569,835	-8,899,835	-8,799,835	-8,649,835
325	-1,707,868	-8,539,338	-10,709,338	-9,039,338	-8,939,338	-8,789,338

Maximum CIL rates (per square metre)			
BLV1	BLV2	BLV3	BLV4
#/N/A	#/N/A	#/N/A	#/N/A

4- Welwyn, Oaklands, Mardley Heath and Digswell Private values £5382 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-1,157,365	-5,786,827	-7,956,827	-6,286,827	-6,186,827	-6,036,827
20	-1,179,686	-5,898,429	-8,068,429	-6,398,429	-6,298,429	-6,148,429
30	-1,190,845	-5,954,226	-8,124,226	-6,454,226	-6,354,226	-6,204,226
50	-1,213,166	-6,065,828	-8,235,828	-6,565,828	-6,465,828	-6,315,828
70	-1,235,485	-6,177,425	-8,347,425	-6,677,425	-6,577,425	-6,427,425
90	-1,257,805	-6,289,027	-8,459,027	-6,789,027	-6,689,027	-6,539,027
100	-1,268,966	-6,344,828	-8,514,828	-6,844,828	-6,744,828	-6,594,828
125	-1,296,865	-6,484,326	-8,654,326	-6,984,326	-6,884,326	-6,734,326
150	-1,324,765	-6,623,824	-8,793,824	-7,123,824	-7,023,824	-6,873,824
175	-1,352,665	-6,763,326	-8,933,326	-7,263,326	-7,163,326	-7,013,326
200	-1,380,565	-6,902,824	-9,072,824	-7,402,824	-7,302,824	-7,152,824
225	-1,408,464	-7,042,322	-9,212,322	-7,542,322	-7,442,322	-7,292,322
250	-1,436,365	-7,181,825	-9,351,825	-7,681,825	-7,581,825	-7,431,825
275	-1,464,264	-7,321,322	-9,491,322	-7,821,322	-7,721,322	-7,571,322
300	-1,492,165	-7,460,825	-9,630,825	-7,960,825	-7,860,825	-7,710,825
325	-1,520,065	-7,600,323	-9,770,323	-8,100,323	-8,000,323	-7,850,323

Maximum CIL rates (per square metre)			
BLV1	BLV2	BLV3	BLV4
#/N/A	#/N/A	#/N/A	#/N/A

5- Brookman's Park, Little Heath, Cuffley, Essendon Private values £6781 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-9,967	-49,835	-2,219,835	-549,835	-449,835	-299,835
20	-32,287	-161,433	-2,331,433	-661,433	-561,433	-411,433
30	-43,447	-217,234	-2,387,234	-717,234	-617,234	-467,234
50	-65,767	-329,036	-2,498,836	-828,836	-728,836	-578,836
70	-88,087	-440,833	-2,610,433	-940,433	-840,433	-690,433
90	-110,407	-552,635	-2,722,035	-1,052,035	-952,035	-802,035
100	-121,566	-607,831	-2,777,831	-1,107,831	-1,007,831	-857,831
125	-149,467	-747,334	-2,917,334	-1,247,334	-1,147,334	-997,334
150	-177,366	-886,832	-3,056,832	-1,386,832	-1,286,832	-1,136,832
175	-205,265	-1,026,330	-3,196,330	-1,526,330	-1,426,330	-1,276,330
200	-233,166	-1,165,832	-3,335,832	-1,665,832	-1,565,832	-1,415,832
225	-261,066	-1,305,330	-3,475,330	-1,805,330	-1,705,330	-1,555,330
250	-288,967	-1,444,833	-3,614,833	-1,944,833	-1,844,833	-1,694,833
275	-316,866	-1,584,331	-3,754,331	-2,084,331	-1,984,331	-1,834,331
300	-344,766	-1,723,828	-3,893,828	-2,223,828	-2,123,828	-1,973,828
325	-372,666	-1,863,331	-4,033,331	-2,363,331	-2,263,331	-2,113,331

Maximum CIL rates (per square metre)			
BLV1	BLV2	BLV3	BLV4
#/N/A	#/N/A	#/N/A	#/N/A

**Community Infrastructure Levy  
Welwyn Hatfield BC**

Benchmark Land Values (per gross ha)			
BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Industrial	value 2 - Urban Open-space & other non backlands	Benchmark land value 3 - Greenfield (higher)	Benchmark land value 4 - Greenfield (lower)
£2,170,000	£500,000	£400,000	£250,000

Site type 6	
Houses	
No of units	50 units
Density:	40 dph

Affordable %	35%	Site area	1.79 ha
% Social Rented	51%	Net to gross	70%
% Aff Rent	49%		
% Shrd Ownship	0%	Growth	
		Sales	21%
		Build	10%

1- South Hatfield Private values £4844 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	1,712,876	959,211	-1,210,789	459,211	559,211	709,211
20	1,666,491	933,235	-1,236,765	433,235	533,235	683,235
30	1,643,297	920,246	-1,249,754	420,246	520,246	670,246
50	1,596,910	894,270	-1,275,730	394,270	494,270	644,270
70	1,550,524	868,294	-1,301,706	368,294	468,294	618,294
90	1,504,138	842,317	-1,327,683	342,317	442,317	592,317
100	1,480,944	829,329	-1,340,671	329,329	429,329	579,329
125	1,422,962	796,859	-1,373,141	296,859	396,859	546,859
150	1,364,978	764,388	-1,405,612	264,388	364,388	514,388
175	1,306,996	731,917	-1,438,083	231,917	331,917	481,917
200	1,249,012	699,447	-1,470,553	199,447	299,447	449,447
225	1,191,029	666,976	-1,503,024	166,976	266,976	416,976
250	1,133,046	634,506	-1,535,494	134,506	234,506	384,506
275	1,075,063	602,035	-1,567,965	102,035	202,035	352,035
300	1,017,080	569,565	-1,600,435	69,565	169,565	319,565
325	959,097	537,094	-1,632,906	37,094	137,094	287,094

Maximum CIL rates (per square metre)			
BLV1	BLV2	BLV3	BLV4
#N/A	£325	£325	£325

2- Hatfield and Birchwood Private values £5005 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,213,548	1,239,587	-930,413	739,587	839,587	989,587
20	2,167,162	1,213,611	-956,389	713,611	813,611	963,611
30	2,143,968	1,200,622	-969,378	700,622	800,622	950,622
50	2,097,583	1,174,646	-995,354	674,646	774,646	924,646
70	2,051,196	1,148,670	-1,021,330	648,670	748,670	898,670
90	2,004,809	1,122,693	-1,047,307	622,693	722,693	872,693
100	1,981,616	1,109,705	-1,060,295	609,705	709,705	859,705
125	1,923,633	1,077,234	-1,092,766	577,234	677,234	827,234
150	1,865,650	1,044,764	-1,125,236	544,764	644,764	794,764
175	1,807,667	1,012,293	-1,157,707	512,293	612,293	762,293
200	1,749,684	979,823	-1,190,177	479,823	579,823	729,823
225	1,691,701	947,352	-1,222,648	447,352	547,352	697,352
250	1,633,718	914,882	-1,255,118	414,882	514,882	664,882
275	1,575,735	882,411	-1,287,589	382,411	482,411	632,411
300	1,517,752	849,941	-1,320,059	349,941	449,941	599,941
325	1,459,768	817,470	-1,352,530	317,470	417,470	567,470

Maximum CIL rates (per square metre)			
BLV1	BLV2	BLV3	BLV4
#N/A	£325	£325	£325

3- Welwyn Garden City, Panshanger, Hall Grove, H Private values £5167 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,700,728	1,512,408	-657,592	1,012,408	1,112,408	1,262,408
20	2,654,371	1,486,448	-683,562	986,448	1,086,448	1,236,448
30	2,631,179	1,473,460	-696,540	973,460	1,073,460	1,223,460
50	2,584,792	1,447,484	-722,516	947,484	1,047,484	1,197,484
70	2,538,405	1,421,507	-748,493	921,507	1,021,507	1,171,507
90	2,492,019	1,395,531	-774,469	895,531	995,531	1,145,531
100	2,468,826	1,382,543	-787,457	882,543	982,543	1,132,543
125	2,410,843	1,350,072	-819,928	850,072	950,072	1,100,072
150	2,352,860	1,317,602	-852,398	817,602	917,602	1,067,602
175	2,294,877	1,285,131	-884,869	785,131	885,131	1,035,131
200	2,236,894	1,252,660	-917,340	752,660	852,660	1,002,660
225	2,178,911	1,220,190	-949,810	720,190	820,190	970,190
250	2,120,928	1,187,719	-982,281	687,719	787,719	937,719
275	2,062,945	1,155,249	-1,014,751	655,249	755,249	905,249
300	2,004,962	1,122,778	-1,047,222	622,778	722,778	872,778
325	1,946,979	1,090,308	-1,079,692	590,308	690,308	840,308

Maximum CIL rates (per square metre)			
BLV1	BLV2	BLV3	BLV4
#N/A	£325	£325	£325

4- Welwyn, Oaklands, Mardley Heath and Digswell Private values £5382 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,361,164	1,882,252	-287,748	1,382,252	1,482,252	1,632,252
20	3,315,474	1,856,665	-313,335	1,356,665	1,456,665	1,606,665
30	3,292,629	1,843,872	-326,128	1,343,872	1,443,872	1,593,872
50	3,246,940	1,818,287	-351,713	1,318,287	1,418,287	1,568,287
70	3,201,251	1,792,700	-377,300	1,292,700	1,392,700	1,542,700
90	3,155,562	1,767,115	-402,885	1,267,115	1,367,115	1,517,115
100	3,132,717	1,754,322	-415,678	1,254,322	1,354,322	1,504,322
125	3,075,606	1,722,339	-447,661	1,222,339	1,322,339	1,472,339
150	3,018,494	1,690,357	-479,643	1,190,357	1,290,357	1,440,357
175	2,961,382	1,658,374	-511,626	1,158,374	1,258,374	1,408,374
200	2,904,270	1,626,391	-543,609	1,126,391	1,226,391	1,376,391
225	2,847,158	1,594,409	-575,591	1,094,409	1,194,409	1,344,409
250	2,789,725	1,562,426	-607,574	1,062,426	1,162,426	1,312,426
275	2,731,741	1,529,775	-640,225	1,029,775	1,129,775	1,279,775
300	2,673,759	1,497,305	-672,695	997,305	1,097,305	1,247,305
325	2,615,775	1,464,834	-705,166	964,834	1,064,834	1,214,834

Maximum CIL rates (per square metre)			
BLV1	BLV2	BLV3	BLV4
#N/A	£325	£325	£325

5- Brookman's Park, Little Heath, Cuffley, Essendon Private values £6781 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,392,774	4,139,953	1,969,953	3,639,953	3,739,953	3,889,953
20	7,347,113	4,114,383	1,944,383	3,614,383	3,714,383	3,864,383
30	7,324,268	4,101,590	1,931,590	3,601,590	3,701,590	3,851,590
50	7,278,579	4,076,004	1,906,004	3,576,004	3,676,004	3,826,004
70	7,232,889	4,050,418	1,880,418	3,550,418	3,650,418	3,800,418
90	7,187,200	4,024,832	1,854,832	3,524,832	3,624,832	3,774,832
100	7,164,356	4,012,039	1,842,039	3,512,039	3,612,039	3,762,039
125	7,107,244	3,980,057	1,810,057	3,480,057	3,580,057	3,730,057
150	7,050,133	3,948,074	1,778,074	3,448,074	3,548,074	3,698,074
175	6,993,021	3,916,092	1,746,092	3,416,092	3,516,092	3,666,092
200	6,935,910	3,884,109	1,714,109	3,384,109	3,484,109	3,634,109
225	6,878,797	3,852,126	1,682,126	3,352,126	3,452,126	3,602,126
250	6,821,685	3,820,144	1,650,144	3,320,144	3,420,144	3,570,144
275	6,764,574	3,788,161	1,618,161	3,288,161	3,388,161	3,538,161
300	6,707,462	3,756,179	1,586,179	3,256,179	3,356,179	3,506,179
325	6,650,351	3,724,196	1,554,196	3,224,196	3,324,196	3,474,196

Maximum CIL rates (per square metre)			
BLV1	BLV2	BLV3	BLV4
£325	£325	£325	£325

**Community Infrastructure Levy  
Welwyn Hatfield BC**

Benchmark Land Values (per gross ha)			
BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Industrial	value 2 - Urban Open-space & other non backlands	Benchmark land value 3 - Greenfield (higher)	Benchmark land value 4 - Greenfield (lower)
£2,170,000	£500,000	£400,000	£250,000

Site type 7	
Houses	
No of units	70 units
Density:	30 dph

Affordable %	35%	Site area	3.11 ha
% Social Rented	51%	Net to gross	75%
% Aff Rent	49%		
% Shrd Ownship	0%	Growth	
		Sales	21%
		Build	10%

1- South Hatfield Private values £4844 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,307,508	741,699	-1,428,301	241,699	341,699	491,699
20	2,223,700	714,761	-1,455,239	214,761	314,761	464,761
30	2,181,796	701,292	-1,468,708	201,292	301,292	451,292
50	2,097,989	674,354	-1,495,646	174,354	274,354	424,354
70	2,014,182	647,416	-1,522,584	147,416	247,416	397,416
90	1,930,374	620,477	-1,549,523	120,477	220,477	370,477
100	1,888,471	607,009	-1,562,991	107,009	207,009	357,009
125	1,783,711	573,336	-1,596,664	73,336	173,336	323,336
150	1,678,952	539,663	-1,630,337	39,663	139,663	289,663
175	1,574,193	505,991	-1,664,009	5,991	105,991	255,991
200	1,469,433	472,318	-1,697,682	-27,682	72,318	222,318
225	1,364,674	438,645	-1,731,355	-61,355	38,645	188,645
250	1,259,915	404,973	-1,765,027	-95,027	4,973	154,973
275	1,155,155	371,300	-1,798,700	-128,700	-28,700	121,300
300	1,050,397	337,628	-1,832,372	-162,372	-62,372	87,628
325	945,637	303,955	-1,866,045	-196,045	-96,045	53,955

Maximum CIL rates (per square metre)			
BLV1	BLV2	BLV3	BLV4
#N/A	£175	£250	£325

2- Hatfield and Birchwood Private values £5005 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	2,957,577	950,650	-1,219,350	450,650	550,650	700,650
20	2,873,770	923,712	-1,246,288	423,712	523,712	673,712
30	2,831,866	910,243	-1,259,757	410,243	510,243	660,243
50	2,748,059	883,305	-1,286,695	383,305	483,305	633,305
70	2,664,252	856,367	-1,313,633	356,367	456,367	606,367
90	2,580,445	829,428	-1,340,572	329,428	429,428	579,428
100	2,538,540	815,959	-1,354,041	315,959	415,959	565,959
125	2,433,781	782,287	-1,387,713	282,287	382,287	532,287
150	2,329,021	748,614	-1,421,386	248,614	348,614	498,614
175	2,224,262	714,942	-1,455,058	214,942	314,942	464,942
200	2,119,503	681,269	-1,488,731	181,269	281,269	431,269
225	2,014,744	647,596	-1,522,404	147,596	247,596	397,596
250	1,909,985	613,924	-1,556,076	113,924	213,924	363,924
275	1,805,225	580,251	-1,589,749	80,251	180,251	330,251
300	1,700,466	546,578	-1,623,422	46,578	146,578	296,578
325	1,595,707	512,906	-1,657,094	12,906	112,906	262,906

Maximum CIL rates (per square metre)			
BLV1	BLV2	BLV3	BLV4
#N/A	£325	£325	£325

3- Welwyn Garden City, Panshanger, Hall Grove, Hg Private values £5167 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,588,874	1,153,567	-1,016,433	653,567	753,567	903,567
20	3,506,326	1,127,033	-1,042,967	627,033	727,033	877,033
30	3,464,457	1,113,575	-1,056,425	613,575	713,575	863,575
50	3,380,650	1,086,637	-1,083,363	586,637	686,637	836,637
70	3,296,843	1,059,699	-1,110,301	559,699	659,699	809,699
90	3,213,035	1,032,761	-1,137,239	532,761	632,761	782,761
100	3,171,131	1,019,292	-1,150,708	519,292	619,292	769,292
125	3,066,372	985,619	-1,184,381	485,619	585,619	735,619
150	2,961,613	951,947	-1,218,053	451,947	551,947	701,947
175	2,856,854	918,274	-1,251,726	418,274	518,274	668,274
200	2,752,094	884,602	-1,285,398	384,602	484,602	634,602
225	2,647,335	850,929	-1,319,071	350,929	450,929	600,929
250	2,542,575	817,256	-1,352,744	317,256	417,256	567,256
275	2,437,817	783,584	-1,386,416	283,584	383,584	533,584
300	2,333,057	749,911	-1,420,089	249,911	349,911	499,911
325	2,228,297	716,238	-1,453,762	216,238	316,238	466,238

Maximum CIL rates (per square metre)			
BLV1	BLV2	BLV3	BLV4
#N/A	£325	£325	£325

4- Welwyn, Oaklands, Mardley Heath and Digswell Private values £5382 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,446,380	1,429,194	-740,806	929,194	1,029,194	1,179,194
20	4,363,832	1,402,660	-767,340	902,660	1,002,660	1,152,660
30	4,322,558	1,389,394	-780,606	889,394	989,394	1,139,394
50	4,240,010	1,362,860	-807,140	862,860	962,860	1,112,860
70	4,157,463	1,336,327	-833,673	836,327	936,327	1,086,327
90	4,074,915	1,309,794	-860,206	809,794	909,794	1,059,794
100	4,033,641	1,296,527	-873,473	796,527	896,527	1,046,527
125	3,930,456	1,263,361	-906,639	763,361	863,361	1,013,361
150	3,827,271	1,230,194	-939,806	730,194	830,194	980,194
175	3,724,087	1,197,028	-972,972	697,028	797,028	947,028
200	3,620,457	1,163,718	-1,006,282	663,718	763,718	913,718
225	3,515,697	1,130,046	-1,039,954	630,046	730,046	880,046
250	3,410,938	1,096,373	-1,073,627	596,373	696,373	846,373
275	3,306,179	1,062,700	-1,107,300	562,700	662,700	812,700
300	3,201,419	1,029,028	-1,140,972	529,028	629,028	779,028
325	3,096,660	995,355	-1,174,645	495,355	595,355	745,355

Maximum CIL rates (per square metre)			
BLV1	BLV2	BLV3	BLV4
#N/A	£325	£325	£325

5- Brookman's Park, Little Heath, Cuffley, Essendon Private values £6781 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	9,679,767	3,111,354	941,354	2,611,354	2,711,354	2,861,354
20	9,598,460	3,085,219	915,219	2,585,219	2,685,219	2,835,219
30	9,557,218	3,071,963	901,963	2,571,963	2,671,963	2,821,963
50	9,474,670	3,045,829	875,829	2,545,829	2,645,829	2,795,829
70	9,392,123	3,019,694	849,694	2,519,694	2,619,694	2,769,694
90	9,309,575	2,993,559	823,559	2,493,559	2,593,559	2,743,559
100	9,268,301	2,979,097	809,097	2,479,097	2,579,097	2,729,097
125	9,165,116	2,945,930	775,930	2,445,930	2,545,930	2,695,930
150	9,061,931	2,912,764	742,764	2,412,764	2,512,764	2,662,764
175	8,958,747	2,879,597	709,597	2,379,597	2,479,597	2,629,597
200	8,855,561	2,846,430	676,430	2,346,430	2,446,430	2,596,430
225	8,752,377	2,813,264	643,264	2,313,264	2,413,264	2,563,264
250	8,649,191	2,780,097	610,097	2,280,097	2,380,097	2,530,097
275	8,546,007	2,746,931	576,931	2,246,931	2,346,931	2,496,931
300	8,442,822	2,713,764	543,764	2,213,764	2,313,764	2,463,764
325	8,339,637	2,680,598	510,598	2,180,598	2,280,598	2,430,598

Maximum CIL rates (per square metre)			
BLV1	BLV2	BLV3	BLV4
£325	£325	£325	£325

**Community Infrastructure Levy  
Welwyn Hatfield BC**

Benchmark Land Values (per gross ha)			
BLV1	BLV2	BLV3	BLV4
value 1 - Industrial	value 2 - Urban Openspace & other non backlands	Benchmark land value 3 - Greenfield (higher)	Benchmark land value 4 - Greenfield (lower)
£2,170,000	£500,000	£400,000	£250,000

Site type 8	
Flats	
No of units	100 units
Density:	100 dph

Affordable %	35%	Site area	1.00 ha
% Social Rented	51%	Net to gross	100%
% Aff Rent	49%	Growth	
% Shrd Ownship	0%	Sales	21%
		Build	10%

1- South Hatfield

Private values £4844 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-6,446,962	-6,446,962	-8,616,962	-6,946,962	-6,846,962	-6,696,962
20	-6,538,905	-6,538,905	-8,708,905	-7,038,905	-6,938,905	-6,788,905
30	-6,584,877	-6,584,877	-8,754,877	-7,084,877	-6,984,877	-6,834,877
50	-6,676,821	-6,676,821	-8,846,821	-7,176,821	-7,076,821	-6,926,821
70	-6,768,766	-6,768,766	-8,938,766	-7,268,766	-7,168,766	-7,018,766
90	-6,860,709	-6,860,709	-9,030,709	-7,360,709	-7,260,709	-7,110,709
100	-6,906,681	-6,906,681	-9,076,681	-7,406,681	-7,306,681	-7,156,681
125	-7,021,611	-7,021,611	-9,191,611	-7,521,611	-7,421,611	-7,271,611
150	-7,136,540	-7,136,540	-9,306,540	-7,636,540	-7,536,540	-7,386,540
175	-7,251,470	-7,251,470	-9,421,470	-7,751,470	-7,651,470	-7,501,470
200	-7,366,399	-7,366,399	-9,536,399	-7,866,399	-7,766,399	-7,616,399
225	-7,481,329	-7,481,329	-9,651,329	-7,981,329	-7,881,329	-7,731,329
250	-7,596,260	-7,596,260	-9,766,260	-8,096,260	-7,996,260	-7,846,260
275	-7,711,189	-7,711,189	-9,881,189	-8,211,189	-8,111,189	-7,961,189
300	-7,826,119	-7,826,119	-9,996,119	-8,326,119	-8,226,119	-8,076,119
325	-7,941,048	-7,941,048	-10,111,048	-8,441,048	-8,341,048	-8,191,048

Maximum CIL rates (per square metre)

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

2- Hatfield and Birchwood

Private values £5005 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-5,859,809	-5,859,809	-8,029,809	-6,359,809	-6,259,809	-6,109,809
20	-5,951,753	-5,951,753	-8,121,753	-6,451,753	-6,351,753	-6,201,753
30	-5,997,726	-5,997,726	-8,167,726	-6,497,726	-6,397,726	-6,247,726
50	-6,089,669	-6,089,669	-8,259,669	-6,589,669	-6,489,669	-6,339,669
70	-6,181,613	-6,181,613	-8,351,613	-6,681,613	-6,581,613	-6,431,613
90	-6,273,557	-6,273,557	-8,443,557	-6,773,557	-6,673,557	-6,523,557
100	-6,319,529	-6,319,529	-8,489,529	-6,819,529	-6,719,529	-6,569,529
125	-6,434,458	-6,434,458	-8,604,458	-6,934,458	-6,834,458	-6,684,458
150	-6,549,388	-6,549,388	-8,719,388	-7,049,388	-6,949,388	-6,799,388
175	-6,664,317	-6,664,317	-8,834,317	-7,164,317	-7,064,317	-6,914,317
200	-6,779,247	-6,779,247	-8,949,247	-7,279,247	-7,179,247	-7,029,247
225	-6,894,177	-6,894,177	-9,064,177	-7,394,177	-7,294,177	-7,144,177
250	-7,009,107	-7,009,107	-9,179,107	-7,509,107	-7,409,107	-7,259,107
275	-7,124,037	-7,124,037	-9,294,037	-7,624,037	-7,524,037	-7,374,037
300	-7,238,966	-7,238,966	-9,408,966	-7,738,966	-7,638,966	-7,488,966
325	-7,353,896	-7,353,896	-9,523,896	-7,853,896	-7,753,896	-7,603,896

Maximum CIL rates (per square metre)

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

3- Welwyn Garden City, Panshanger, Hall Grove, Hg Private values £5167 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-5,287,997	-5,287,997	-7,457,997	-5,787,997	-5,687,997	-5,537,997
20	-5,379,941	-5,379,941	-7,549,941	-5,879,941	-5,779,941	-5,629,941
30	-5,425,913	-5,425,913	-7,595,913	-5,925,913	-5,825,913	-5,675,913
50	-5,517,857	-5,517,857	-7,687,857	-6,017,857	-5,917,857	-5,767,857
70	-5,609,800	-5,609,800	-7,779,800	-6,109,800	-6,009,800	-5,859,800
90	-5,701,744	-5,701,744	-7,871,744	-6,201,744	-6,101,744	-5,951,744
100	-5,747,717	-5,747,717	-7,917,717	-6,247,717	-6,147,717	-5,997,717
125	-5,862,646	-5,862,646	-8,032,646	-6,362,646	-6,262,646	-6,112,646
150	-5,977,576	-5,977,576	-8,147,576	-6,477,576	-6,377,576	-6,227,576
175	-6,092,505	-6,092,505	-8,262,505	-6,592,505	-6,492,505	-6,342,505
200	-6,207,435	-6,207,435	-8,377,435	-6,707,435	-6,607,435	-6,457,435
225	-6,322,365	-6,322,365	-8,492,365	-6,822,365	-6,722,365	-6,572,365
250	-6,437,294	-6,437,294	-8,607,294	-6,937,294	-6,837,294	-6,687,294
275	-6,552,224	-6,552,224	-8,722,224	-7,052,224	-6,952,224	-6,802,224
300	-6,667,154	-6,667,154	-8,837,154	-7,167,154	-7,067,154	-6,917,154
325	-6,782,084	-6,782,084	-8,952,084	-7,282,084	-7,182,084	-7,032,084

Maximum CIL rates (per square metre)

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

4- Welwyn, Oaklands, Mardley Heath and Digswell Private values £5382 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	-4,503,720	-4,503,720	-6,673,720	-5,003,720	-4,903,720	-4,753,720
20	-4,595,664	-4,595,664	-6,765,664	-5,095,664	-4,995,664	-4,845,664
30	-4,641,636	-4,641,636	-6,811,636	-5,141,636	-5,041,636	-4,891,636
50	-4,733,581	-4,733,581	-6,903,581	-5,233,581	-5,133,581	-4,983,581
70	-4,825,524	-4,825,524	-6,995,524	-5,325,524	-5,225,524	-5,075,524
90	-4,917,468	-4,917,468	-7,087,468	-5,417,468	-5,317,468	-5,167,468
100	-4,963,440	-4,963,440	-7,133,440	-5,463,440	-5,363,440	-5,213,440
125	-5,078,369	-5,078,369	-7,248,369	-5,578,369	-5,478,369	-5,328,369
150	-5,193,299	-5,193,299	-7,363,299	-5,693,299	-5,593,299	-5,443,299
175	-5,308,228	-5,308,228	-7,478,228	-5,808,228	-5,708,228	-5,558,228
200	-5,423,158	-5,423,158	-7,593,158	-5,923,158	-5,823,158	-5,673,158
225	-5,538,087	-5,538,087	-7,708,087	-6,038,087	-5,938,087	-5,788,087
250	-5,653,017	-5,653,017	-7,823,017	-6,153,017	-6,053,017	-5,903,017
275	-5,767,946	-5,767,946	-7,937,946	-6,267,946	-6,167,946	-6,017,946
300	-5,882,876	-5,882,876	-8,052,876	-6,382,876	-6,282,876	-6,132,876
325	-5,997,805	-5,997,805	-8,167,805	-6,497,805	-6,397,805	-6,247,805

Maximum CIL rates (per square metre)

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

5- Brookman's Park, Little Heath, Cuffley, Essendon Private values £6781 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	279,734	279,734	-1,890,266	-220,266	-120,266	29,734
20	190,532	190,532	-1,979,468	-309,468	-209,468	-59,468
30	145,933	145,933	-2,024,067	-354,067	-254,067	-104,067
50	66,732	66,732	-2,113,268	-443,268	-343,268	-193,268
70	-32,965	-32,965	-2,202,469	-532,469	-432,469	-282,469
90	-123,526	-123,526	-2,291,670	-621,670	-521,670	-371,670
100	-168,808	-168,808	-2,338,808	-668,808	-568,808	-418,808
125	-282,755	-282,755	-2,452,755	-782,755	-682,755	-532,755
150	-397,699	-397,699	-2,566,699	-896,699	-796,699	-647,699
175	-512,644	-512,644	-2,680,644	-1,010,644	-910,644	-762,644
200	-627,588	-627,588	-2,794,588	-1,124,588	-1,024,588	-877,588
225	-742,533	-742,533	-2,912,533	-1,242,533	-1,142,533	-992,533
250	-857,477	-857,477	-3,027,477	-1,357,477	-1,257,477	-1,107,477
275	-972,422	-972,422	-3,142,422	-1,472,422	-1,372,422	-1,222,422
300	-1,087,366	-1,087,366	-3,257,366	-1,587,366	-1,487,366	-1,337,366
325	-1,202,311	-1,202,311	-3,372,311	-1,702,311	-1,602,311	-1,452,311

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£0

**Community Infrastructure Levy  
Welwyn Hatfield BC**

Benchmark Land Values (per gross ha)			
BLV1	BLV2	BLV3	BLV4
Benchmark land value 1 - Industrial	value 2 - Urban Open-space & other non backlands	Benchmark land value 3 - Greenfield (higher)	Benchmark land value 4 - Greenfield (lower)
£2,170,000	£500,000	£400,000	£250,000

**Site type 9**

Houses	
No of units	157 units
Density:	40 dph

Affordable %	35%	Site area	5.23 ha
% Social Rented	51%	Net to gross	75%
% Aff Rent	49%	Growth	
% Shrd Ownship	0%	Sales	21%
		Build	10%

**1- South Hatfield**

Private values £4844 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	4,818,295	883,602	-1,286,398	383,602	483,602	633,602
20	4,437,231	848,960	-1,321,040	348,960	448,960	598,960
30	4,346,698	831,639	-1,338,361	331,639	431,639	581,639
50	4,165,834	796,996	-1,373,004	296,996	396,996	546,996
70	3,984,589	762,354	-1,407,646	262,354	362,354	512,354
90	3,803,505	727,711	-1,442,289	227,711	327,711	477,711
100	3,712,972	710,390	-1,459,610	210,390	310,390	460,390
125	3,486,642	667,087	-1,502,913	167,087	267,087	417,087
150	3,260,311	623,784	-1,546,216	123,784	223,784	373,784
175	3,033,723	580,432	-1,589,568	80,432	180,432	330,432
200	2,803,940	536,468	-1,633,532	36,468	136,468	286,468
225	2,574,155	492,504	-1,677,496	-7,496	92,504	242,504
250	2,344,371	448,540	-1,721,460	-51,460	48,540	198,540
275	2,114,588	404,577	-1,765,423	-95,423	4,577	154,577
300	1,884,804	360,613	-1,809,387	-139,387	-39,387	110,613
325	1,655,019	316,649	-1,853,351	-183,351	-83,351	66,649

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#N/A	£200	£275	£325

**2- Hatfield and Birchwood**

Private values £5005 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	5,974,729	1,143,124	-1,026,876	643,124	743,124	893,124
20	5,793,664	1,108,482	-1,061,518	608,482	708,482	858,482
30	5,703,132	1,091,161	-1,078,839	591,161	691,161	841,161
50	5,522,067	1,056,518	-1,113,482	556,518	656,518	806,518
70	5,341,003	1,021,876	-1,148,124	521,876	621,876	771,876
90	5,159,939	987,233	-1,182,767	487,233	587,233	737,233
100	5,069,406	969,912	-1,200,088	469,912	569,912	719,912
125	4,843,076	926,609	-1,243,391	426,609	526,609	676,609
150	4,616,745	883,306	-1,286,694	383,306	483,306	633,306
175	4,390,414	840,003	-1,329,997	340,003	440,003	590,003
200	4,164,085	796,700	-1,373,300	296,700	396,700	546,700
225	3,937,754	753,397	-1,416,603	253,397	353,397	503,397
250	3,711,423	710,094	-1,459,906	210,094	310,094	460,094
275	3,485,093	666,791	-1,503,209	166,791	266,791	416,791
300	3,258,762	623,488	-1,546,512	123,488	223,488	373,488
325	3,030,599	579,834	-1,590,166	79,834	179,834	329,834

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#N/A	£325	£325	£325

**3- Welwyn Garden City, Panshanger, Hall Grove, Hg Private values**

Private values £5167 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	7,291,897	1,395,133	-774,867	895,133	995,133	1,145,133
20	7,113,373	1,360,977	-809,023	860,977	960,977	1,110,977
30	7,022,840	1,343,656	-826,344	843,656	943,656	1,093,656
50	6,841,776	1,309,013	-860,987	809,013	909,013	1,059,013
70	6,660,711	1,274,371	-895,629	774,371	874,371	1,024,371
90	6,479,647	1,239,728	-930,272	739,728	839,728	989,728
100	6,389,114	1,222,407	-947,593	722,407	822,407	972,407
125	6,162,784	1,179,104	-990,896	679,104	779,104	929,104
150	5,936,453	1,135,801	-1,034,199	635,801	735,801	885,801
175	5,710,123	1,092,498	-1,077,502	592,498	692,498	842,498
200	5,483,792	1,049,195	-1,120,805	549,195	649,195	799,195
225	5,257,461	1,005,892	-1,164,108	505,892	605,892	755,892
250	5,031,131	962,589	-1,207,411	462,589	562,589	712,589
275	4,804,801	919,286	-1,250,714	419,286	519,286	669,286
300	4,578,471	875,983	-1,294,017	375,983	475,983	625,983
325	4,352,140	832,680	-1,337,320	332,680	432,680	582,680

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#N/A	£325	£325	£325

**4- Welwyn, Oaklands, Mardley Heath and Digsweil**

Private values £5382 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	9,081,075	1,737,451	-432,549	1,237,451	1,337,451	1,487,451
20	8,902,731	1,703,329	-466,671	1,203,329	1,303,329	1,453,329
30	8,813,561	1,686,268	-483,732	1,186,268	1,286,268	1,436,268
50	8,635,217	1,652,146	-517,854	1,152,146	1,252,146	1,402,146
70	8,456,874	1,618,024	-551,976	1,118,024	1,218,024	1,368,024
90	8,278,530	1,583,903	-586,097	1,083,903	1,183,903	1,333,903
100	8,189,359	1,566,842	-603,158	1,066,842	1,166,842	1,316,842
125	7,966,429	1,524,189	-645,811	1,024,189	1,124,189	1,274,189
150	7,743,501	1,481,537	-688,463	981,537	1,081,537	1,231,537
175	7,520,572	1,438,885	-731,115	938,885	1,038,885	1,188,885
200	7,295,740	1,395,869	-774,131	895,869	995,869	1,145,869
225	7,069,409	1,352,565	-817,435	852,565	952,565	1,102,565
250	6,843,079	1,309,263	-860,737	809,263	909,263	1,059,263
275	6,616,748	1,265,959	-904,041	765,959	865,959	1,015,959
300	6,390,417	1,222,656	-947,344	722,656	822,656	972,656
325	6,164,087	1,179,353	-990,647	679,353	779,353	929,353

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#N/A	£325	£325	£325

**5- Brookman's Park, Little Heath, Cuffley, Essendon Private values**

Private values £6781 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	19,908,490	3,809,022	1,639,022	3,309,022	3,409,022	3,559,022
20	19,735,467	3,775,918	1,605,918	3,275,918	3,375,918	3,525,918
30	19,646,956	3,759,367	1,589,367	3,259,367	3,359,367	3,509,367
50	19,473,349	3,725,815	1,556,815	3,226,815	3,326,815	3,476,815
70	19,299,686	3,692,262	1,524,262	3,194,262	3,294,262	3,444,262
90	19,124,023	3,658,709	1,488,709	3,158,709	3,258,709	3,408,709
100	19,036,191	3,642,128	1,472,128	3,142,128	3,242,128	3,392,128
125	18,816,613	3,600,117	1,430,117	3,100,117	3,200,117	3,350,117
150	18,597,035	3,558,106	1,388,106	3,058,106	3,158,106	3,308,106
175	18,377,456	3,516,095	1,346,095	3,016,095	3,116,095	3,266,095
200	18,157,877	3,474,084	1,304,084	2,974,084	3,074,084	3,224,084
225	17,938,298	3,432,072	1,262,072	2,932,072	3,032,072	3,182,072
250	17,718,720	3,390,061	1,220,061	2,890,061	2,990,061	3,140,061
275	17,499,141	3,348,050	1,178,050	2,848,050	2,948,050	3,098,050
300	17,279,562	3,306,039	1,136,039	2,806,039	2,906,039	3,056,039
325	17,059,983	3,264,027	1,094,027	2,764,027	2,864,027	3,014,027

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
£325	£325	£325	£325

**Community Infrastructure Levy  
Welwyn Hatfield BC**

**Benchmark Land Values (per gross ha)**

BLV1 value 1 - Industrial/Warehouse £2,170,000	BLV2 value 2 - Urban Open space & other £500,000	BLV3 value 3 - Greenfield (higher) £400,000	BLV4 value 4 - Greenfield (lower) £250,000
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**Site type 10**

Flats and Houses 166 units	Affordable %	35%	Site area	4.3556 ha
No of units	% rented	51%	Net to gross	75%
Density: 60 dph	% intermed	49%	Growth	
	% First Homes	0%	Sales	21%
	Private values	£4844 psm	Build	10%

**1- South Hatfield**

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	3,004,029	689,701	-1,480,299	189,701	289,701	439,701
20	2,816,581	646,664	-1,523,336	146,664	246,664	396,664
30	2,722,858	625,146	-1,544,854	125,146	225,146	375,146
50	2,535,410	582,109	-1,587,891	82,109	182,109	332,109
70	2,347,961	539,073	-1,630,927	39,073	139,073	289,073
90	2,160,514	496,036	-1,673,964	-3,964	96,036	246,036
100	2,066,790	474,518	-1,695,482	-25,482	74,518	224,518
125	1,832,481	420,723	-1,749,277	-79,277	20,723	170,723
150	1,598,170	366,927	-1,803,073	-133,073	-33,073	116,927
175	1,363,861	313,131	-1,856,869	-186,869	-86,869	63,131
200	1,129,551	259,336	-1,910,664	-240,664	-140,664	9,336
225	895,242	205,540	-1,964,460	-294,460	-194,460	-44,460
250	660,932	151,745	-2,018,255	-348,255	-248,255	-98,255
275	426,622	97,949	-2,072,051	-402,051	-302,051	-152,051
300	192,313	44,153	-2,125,847	-455,847	-355,847	-205,847
325	-42,638	-9,789	-2,179,789	-509,789	-409,789	-259,789

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#N/A	£70	£125	£200

**2- Hatfield and Birchwood**

**Private values £5005 psm**

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	£4,591,204	1,054,124	-1,115,876	554,124	654,124	804,124
20	4,406,664	1,011,734	-1,158,266	511,734	611,734	761,734
30	4,314,348	990,539	-1,179,461	490,539	590,539	740,539
50	4,129,718	948,149	-1,221,851	448,149	548,149	698,149
70	3,945,087	905,760	-1,264,240	405,760	505,760	655,760
90	3,760,456	863,370	-1,306,630	363,370	463,370	613,370
100	3,668,035	842,151	-1,327,849	342,151	442,151	592,151
125	3,433,725	788,355	-1,381,645	288,355	388,355	538,355
150	3,199,415	734,560	-1,435,440	234,560	334,560	484,560
175	2,965,106	680,764	-1,489,236	180,764	280,764	430,764
200	2,730,796	626,968	-1,543,032	126,968	226,968	376,968
225	2,496,486	573,173	-1,596,827	73,173	173,173	323,173
250	2,262,176	519,377	-1,650,623	19,377	119,377	269,377
275	2,027,867	465,582	-1,704,418	-34,418	65,582	215,582
300	1,793,557	411,786	-1,758,214	-88,214	11,786	161,786
325	1,559,247	357,990	-1,812,010	-142,010	-42,010	107,990

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£300	£325

**3- Welwyn Garden City, Panshanger, Hall Grove, H Private values £5167 psm**

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	6,110,240	1,402,861	-767,139	902,861	1,002,861	1,152,861
20	5,928,385	1,361,109	-808,891	861,109	961,109	1,111,109
30	5,837,457	1,340,232	-829,768	840,232	940,232	1,090,232
50	5,655,601	1,298,480	-871,520	798,480	898,480	1,048,480
70	5,473,745	1,256,727	-913,273	756,727	856,727	1,006,727
90	5,291,889	1,214,974	-955,026	714,974	814,974	964,974
100	5,200,962	1,194,098	-975,902	694,098	794,098	944,098
125	4,973,641	1,141,907	-1,028,093	641,907	741,907	891,907
150	4,743,589	1,089,089	-1,080,911	589,089	689,089	839,089
175	4,512,801	1,036,102	-1,133,898	536,102	636,102	786,102
200	4,282,013	983,115	-1,186,885	483,115	583,115	733,115
225	4,051,224	930,128	-1,239,872	430,128	530,128	680,128
250	3,820,436	877,141	-1,292,859	377,141	477,141	627,141
275	3,586,535	823,439	-1,346,561	323,439	423,439	573,439
300	3,352,225	769,643	-1,400,357	269,643	369,643	519,643
325	3,117,915	715,848	-1,454,152	215,848	315,848	465,848

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#N/A	£325	£325	£325

**4- Welwyn, Oaklands, Mardley Heath and Digswell**

**Private values £5382 psm**

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,178,076	1,877,619	-292,381	1,377,619	1,477,619	1,627,619
20	7,998,953	1,836,494	-333,506	1,336,494	1,436,494	1,586,494
30	7,909,392	1,815,932	-354,068	1,315,932	1,415,932	1,565,932
50	7,730,270	1,774,807	-395,193	1,274,807	1,374,807	1,524,807
70	7,551,147	1,733,682	-436,318	1,233,682	1,333,682	1,483,682
90	7,372,024	1,692,557	-477,443	1,192,557	1,292,557	1,442,557
100	7,282,463	1,671,994	-498,006	1,171,994	1,271,994	1,421,994
125	7,056,311	1,620,071	-549,929	1,120,071	1,220,071	1,370,071
150	6,828,990	1,567,880	-602,120	1,067,880	1,167,880	1,317,880
175	6,601,671	1,515,690	-654,310	1,015,690	1,115,690	1,265,690
200	6,374,352	1,463,499	-706,501	963,499	1,063,499	1,213,499
225	6,147,031	1,411,308	-758,692	911,308	1,011,308	1,161,308
250	5,919,712	1,359,118	-810,882	859,118	959,118	1,109,118
275	5,692,392	1,306,927	-863,073	806,927	906,927	1,056,927
300	5,465,072	1,254,736	-915,264	754,736	854,736	1,004,736
325	5,237,752	1,202,418	-967,562	702,418	802,418	952,418

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
#N/A	£325	£325	£325

**5- Brookman's Park, Little Heath, Cuffley, Essendon Private values £6781 psm**

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	20,598,090	4,729,153	2,559,153	4,229,153	4,329,153	4,479,153
20	20,426,923	4,689,855	2,519,855	4,189,855	4,289,855	4,439,855
30	20,341,339	4,670,205	2,500,205	4,170,205	4,270,205	4,420,205
50	20,169,864	4,630,836	2,450,836	4,130,836	4,230,836	4,380,836
70	19,998,029	4,590,938	2,420,938	4,090,938	4,190,938	4,340,938
90	19,822,305	4,551,039	2,381,039	4,051,039	4,151,039	4,301,039
100	19,735,416	4,531,090	2,361,090	4,031,090	4,131,090	4,281,090
125	19,518,192	4,481,218	2,311,218	3,981,218	4,081,218	4,231,218
150	19,300,968	4,431,345	2,261,345	3,931,345	4,031,345	4,181,345
175	19,083,744	4,381,472	2,211,472	3,881,472	3,981,472	4,131,472
200	18,866,520	4,331,599	2,161,599	3,831,599	3,931,599	4,081,599
225	18,649,297	4,281,726	2,111,726	3,781,726	3,881,726	4,031,726
250	18,432,073	4,231,853	2,061,853	3,731,853	3,831,853	3,981,853
275	18,214,849	4,181,981	2,011,981	3,681,981	3,781,981	3,931,981
300	17,997,625	4,132,108	1,962,108	3,632,108	3,732,108	3,882,108
325	17,780,401	4,082,235	1,912,235	3,582,235	3,682,235	3,832,235

**Maximum CIL rates (per square metre)**

BLV1	BLV2	BLV3	BLV4
£325	£325	£325	£325



**Community Infrastructure Levy  
Welwyn Hatfield BC**

**Benchmark Land Values (per gross ha)**

BLV1 value 1 - Industrial/Warehouse £2,170,000	BLV2 value 2 - Urban OpenSpace & other £500,000	BLV3 value 3 - Greenfield (higher) £400,000	BLV4 value 4 - Greenfield (lower) £250,000
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**Site type 11**

No of units	392 units
Density:	25 dph

Affordable %	35%
% rented	51%
% intermed	49%
% First Homes	0%

Site area	20.91 ha
Net to gross	75%

Growth	
Sales	21%
Build	10%

1- South Hatfield

Private values £4844 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	8,757,811	418,900	-1,751,100	-81,100	18,900	168,900
20	8,386,635	401,146	-1,788,854	-98,854	1,146	151,146
30	8,201,047	392,269	-1,777,731	-107,731	-7,731	142,269
50	7,828,117	374,432	-1,795,568	-125,568	-25,568	124,432
70	7,451,278	356,407	-1,813,593	-143,593	-43,593	106,407
90	7,074,438	338,382	-1,831,618	-161,618	-61,618	88,382
100	6,886,019	329,370	-1,840,630	-170,630	-70,630	79,370
125	6,414,969	306,838	-1,863,162	-193,162	-93,162	56,838
150	5,943,919	284,307	-1,885,693	-215,693	-115,693	34,307
175	5,472,870	261,778	-1,908,224	-238,224	-138,224	11,778
200	5,001,820	239,245	-1,930,755	-260,755	-160,755	-10,755
225	4,530,771	216,714	-1,953,286	-283,286	-183,286	-33,286
250	4,059,721	194,183	-1,975,817	-305,817	-205,817	-55,817
275	3,588,671	171,652	-1,998,348	-328,348	-228,348	-78,348
300	3,117,621	149,121	-2,020,879	-350,879	-250,879	-101,879
325	2,646,571	126,590	-2,043,410	-373,410	-273,410	-124,410

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£20	£175

2- Hatfield and Birchwood

Private values £5005 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	11,557,556	552,817	-1,617,183	52,817	152,817	302,817
20	11,186,380	535,063	-1,634,937	35,063	135,063	285,063
30	11,000,792	526,186	-1,643,814	26,186	126,186	276,186
50	10,629,616	508,432	-1,661,568	8,432	108,432	258,432
70	10,258,440	490,678	-1,679,322	-9,322	90,678	240,678
90	9,887,264	472,924	-1,697,076	-27,076	72,924	222,924
100	9,701,675	464,047	-1,705,953	-35,953	64,047	214,047
125	9,230,525	441,515	-1,728,485	-58,485	41,515	191,515
150	8,759,375	419,982	-1,751,017	-81,017	19,982	168,982
175	8,288,225	397,450	-1,773,549	-103,549	-2,549	146,450
200	7,817,075	374,917	-1,796,081	-126,081	-24,917	123,917
225	7,345,925	352,385	-1,818,613	-148,613	-47,385	101,385
250	6,874,775	329,852	-1,841,145	-171,145	-70,852	78,852
275	6,403,625	307,320	-1,863,677	-193,677	-93,320	56,320
300	5,932,475	284,787	-1,886,209	-216,209	-115,787	33,787
325	5,461,325	262,255	-1,908,741	-238,741	-138,255	11,255

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£50	£150	£325

3- Welwyn Garden City, Panshanger, Hall Grove, H

Private values £5167 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	14,255,400	681,859	-1,488,141	181,859	281,859	431,859
20	13,889,803	664,327	-1,505,628	164,327	264,327	414,327
30	13,707,004	655,628	-1,514,372	155,628	255,628	405,628
50	13,341,407	638,141	-1,531,859	138,141	238,141	388,141
70	12,975,808	620,654	-1,549,346	120,654	220,654	370,654
90	12,610,209	603,167	-1,566,833	103,167	203,167	353,167
100	12,424,377	594,278	-1,575,722	94,278	194,278	344,278
125	11,950,407	572,086	-1,597,914	72,086	172,086	322,086
150	11,476,437	549,893	-1,620,107	49,893	149,893	299,893
175	11,002,467	527,701	-1,642,299	27,701	127,701	277,701
200	10,528,497	505,508	-1,664,492	5,508	105,508	255,508
225	10,104,527	483,316	-1,686,684	-16,684	83,316	233,316
250	9,680,557	461,124	-1,708,876	-38,876	61,124	211,124
275	9,156,587	438,931	-1,731,069	-61,069	38,931	188,931
300	8,712,617	416,739	-1,753,261	-83,261	16,739	166,739
325	8,248,647	394,547	-1,775,453	-105,453	-5,453	144,547

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£200	£300	£325

4- Welwyn, Oaklands, Mardley Heath and Digsweil

Private values £5382 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	17,940,096	858,104	-1,311,896	358,104	458,104	608,104
20	17,579,993	840,880	-1,329,120	340,880	440,880	590,880
30	17,399,761	832,211	-1,337,789	332,211	432,211	582,211
50	17,039,164	814,724	-1,355,276	314,724	414,724	564,724
70	16,678,566	797,237	-1,372,763	297,237	397,237	547,237
90	16,317,968	779,750	-1,390,250	279,750	379,750	529,750
100	16,119,169	771,006	-1,398,994	271,006	371,006	521,006
125	15,662,172	749,147	-1,420,853	249,147	349,147	499,147
150	15,205,176	727,288	-1,442,712	227,288	327,288	477,288
175	14,748,178	705,429	-1,464,571	205,429	305,429	455,429
200	14,291,181	683,571	-1,486,429	183,571	283,571	433,571
225	13,834,184	661,712	-1,508,288	161,712	261,712	411,712
250	13,377,186	639,853	-1,530,147	139,853	239,853	389,853
275	12,920,188	617,994	-1,552,006	117,994	217,994	367,994
300	12,463,190	596,135	-1,573,865	96,135	196,135	346,135
325	11,988,192	574,276	-1,595,724	74,276	174,276	324,276

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£325	£325	£325

5- Brookman's Park, Little Heath, Cuffley, Essendon

Private values £6781 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	39,732,662	1,900,478	-269,522	1,400,478	1,500,478	1,650,478
20	39,368,818	1,884,510	-285,490	1,384,510	1,484,510	1,634,510
30	39,231,896	1,876,526	-293,474	1,376,526	1,476,526	1,626,526
50	38,895,910	1,860,455	-309,545	1,360,455	1,460,455	1,610,455
70	38,559,971	1,844,383	-325,616	1,344,383	1,444,383	1,594,383
90	38,219,033	1,828,311	-341,687	1,328,311	1,428,311	1,578,311
100	38,048,564	1,819,925	-350,075	1,319,925	1,419,925	1,569,925
125	37,624,890	1,799,660	-370,340	1,299,660	1,399,660	1,549,660
150	37,201,217	1,779,395	-390,605	1,279,395	1,379,395	1,529,395
175	36,777,544	1,759,130	-410,870	1,259,130	1,359,130	1,509,130
200	36,349,337	1,738,864	-431,135	1,238,864	1,338,864	1,488,864
225	35,919,200	1,718,598	-451,400	1,218,598	1,318,598	1,468,598
250	35,489,062	1,697,500	-472,500	1,197,500	1,297,500	1,447,500
275	35,058,925	1,676,226	-493,074	1,176,226	1,276,226	1,426,226
300	34,628,787	1,655,351	-513,649	1,155,351	1,255,351	1,405,351
325	34,197,650	1,634,276	-534,270	1,134,276	1,234,276	1,384,276

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£325	£325	£325

**Community Infrastructure Levy  
Welwyn Hatfield BC**

**Benchmark Land Values (per gross ha)**

BLV1 value 1 - Industrial/Warehouse £2,170,000	BLV2 value 2 - Urban Open-space & other £500,000	BLV3 value 3 - Greenfield (higher) £400,000	BLV4 value 4 - Greenfield (lower) £250,000
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**Site type 12**

No of units	637 units
Density:	25 dph

Affordable %	35%
% rented	51%
% intermed	49%
% First Homes	0%

Site area	33.97 ha
Net to gross	75%

Growth	
Sales	21%
Build	10%

1- South Hatfield

Private values £4844 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	10,753,186	316,518	-1,853,482	-183,482	-83,482	66,518
20	10,132,029	298,235	-1,871,765	-201,765	-101,765	48,235
30	9,821,451	289,093	-1,880,907	-210,907	-110,907	38,093
50	9,200,295	270,809	-1,899,191	-229,191	-129,191	28,809
70	8,579,138	252,526	-1,917,474	-247,474	-147,474	2,526
90	7,957,982	234,242	-1,935,758	-265,758	-165,758	-15,758
100	7,644,669	225,020	-1,944,980	-274,980	-174,980	-24,980
125	6,856,376	201,818	-1,968,184	-298,184	-198,184	-48,184
150	6,068,084	178,613	-1,991,387	-321,387	-221,387	-71,387
175	5,279,791	155,410	-2,014,590	-344,590	-244,590	-104,590
200	4,491,498	132,207	-2,037,793	-367,793	-267,793	-137,793
225	3,703,205	109,003	-2,060,997	-390,997	-290,997	-170,997
250	2,914,912	85,800	-2,084,200	-414,200	-314,200	-204,200
275	2,119,193	62,378	-2,107,622	-437,622	-337,622	-237,622
300	1,318,872	38,821	-2,131,179	-461,179	-361,179	-271,179
325	518,552	15,263	-2,154,737	-484,737	-384,737	-234,737

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£70

2- Hatfield and Birchwood

Private values £5005 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	15,097,084	444,380	-1,725,620	-55,620	44,380	194,380
20	14,485,262	426,372	-1,743,628	-73,628	26,372	176,372
30	14,179,352	417,367	-1,752,633	-82,633	17,367	167,367
50	13,557,530	399,358	-1,770,642	-100,642	-642	149,358
70	12,947,793	381,116	-1,788,894	-118,894	-18,894	131,116
90	12,326,637	362,833	-1,807,167	-137,167	-37,167	112,833
100	12,016,059	353,691	-1,816,309	-146,309	-46,309	103,691
125	11,239,613	330,836	-1,839,164	-169,164	-69,164	80,836
150	10,463,167	307,982	-1,862,018	-192,018	-92,018	57,982
175	9,686,721	285,127	-1,884,873	-214,873	-114,873	35,127
200	8,910,276	262,273	-1,907,727	-237,727	-137,727	12,273
225	8,133,831	239,418	-1,930,582	-260,582	-160,582	-10,582
250	7,346,245	216,236	-1,953,764	-283,764	-183,764	-33,764
275	6,557,952	193,032	-1,976,968	-306,968	-206,968	-56,968
300	5,769,659	169,829	-2,000,171	-330,171	-230,171	-80,171
325	4,981,366	146,626	-2,023,374	-353,374	-253,374	-103,374

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£30	£200

3- Welwyn Garden City, Panshaquer, Hall Grove, H Private values £5167 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	19,290,755	567,821	-1,602,179	67,821	167,821	317,821
20	18,678,934	549,812	-1,620,188	49,812	149,812	299,812
30	18,373,023	540,807	-1,629,193	40,807	140,807	290,807
50	17,761,202	522,798	-1,647,202	22,798	122,798	272,798
70	17,149,381	504,789	-1,665,211	4,789	104,789	254,789
90	16,537,560	486,781	-1,683,219	-13,219	86,781	236,781
100	16,231,649	477,776	-1,692,224	-22,224	77,776	227,776
125	15,468,873	455,265	-1,714,735	-44,735	55,265	205,265
150	14,702,096	432,754	-1,737,246	-67,246	32,754	182,754
175	13,937,319	410,243	-1,759,757	-89,757	10,243	160,243
200	13,161,303	387,401	-1,782,599	-112,599	-12,599	137,401
225	12,384,858	364,548	-1,805,454	-135,454	-35,454	114,548
250	11,608,412	341,692	-1,828,308	-158,308	-58,308	91,692
275	10,831,966	318,837	-1,851,163	-181,163	-81,163	68,837
300	10,055,520	295,983	-1,874,017	-204,017	-104,017	45,983
325	9,279,075	273,128	-1,896,872	-226,872	-126,872	23,128

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£70	£175	£325

4- Welwyn, Oaklands, Mardley Heath and Digsweil Private values £5382 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	24,862,280	731,818	-1,438,182	231,818	331,818	481,818
20	24,286,419	714,867	-1,455,133	214,867	314,867	464,867
30	23,994,744	706,292	-1,463,718	206,292	306,292	456,292
50	23,410,094	689,073	-1,480,927	189,073	289,073	439,073
70	22,825,446	671,864	-1,498,136	171,864	271,864	421,864
90	22,238,348	654,582	-1,515,418	154,582	254,582	404,582
100	21,941,563	645,847	-1,524,153	145,847	245,847	395,847
125	21,199,601	624,007	-1,545,993	124,007	224,007	374,007
150	20,456,096	602,122	-1,567,878	102,122	202,122	352,122
175	19,693,988	579,690	-1,590,310	79,690	179,690	329,690
200	18,929,212	557,179	-1,612,821	57,179	157,179	307,179
225	18,164,435	534,667	-1,635,333	34,667	134,667	284,667
250	17,399,658	512,156	-1,657,844	12,156	112,156	262,156
275	16,634,881	489,645	-1,680,355	-10,355	89,645	239,645
300	15,870,105	467,134	-1,702,866	-32,866	67,134	217,134
325	15,105,328	444,623	-1,725,377	-55,377	44,623	194,623

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£325	£325

5- Brookman's Park, Little Heath, Cuffley, Essendon Private values £6781 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	57,303,968	1,686,734	-483,266	1,186,734	1,286,734	1,436,734
20	56,778,121	1,671,256	-498,744	1,171,256	1,271,256	1,421,256
30	56,515,198	1,663,516	-506,484	1,163,516	1,263,516	1,413,516
50	55,989,350	1,648,038	-521,962	1,148,038	1,248,038	1,398,038
70	55,463,504	1,632,560	-537,440	1,132,560	1,232,560	1,382,560
90	54,937,658	1,617,082	-552,918	1,117,082	1,217,082	1,367,082
100	54,674,733	1,609,343	-560,657	1,109,343	1,209,343	1,359,343
125	54,013,408	1,589,877	-580,123	1,089,877	1,189,877	1,339,877
150	53,346,070	1,570,234	-599,766	1,070,234	1,170,234	1,320,234
175	52,678,731	1,550,591	-619,409	1,050,591	1,150,591	1,300,591
200	52,011,393	1,530,948	-639,052	1,030,948	1,130,948	1,280,948
225	51,344,055	1,511,305	-658,695	1,011,305	1,111,305	1,261,305
250	50,673,121	1,491,556	-678,444	991,556	1,091,556	1,241,556
275	49,995,601	1,471,613	-698,387	971,613	1,071,613	1,221,613
300	49,318,081	1,451,670	-718,330	951,670	1,051,670	1,201,670
325	48,640,560	1,431,728	-738,272	931,728	1,031,728	1,181,728

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£325	£325	£325

**Community Infrastructure Levy  
Welwyn Hatfield BC**

**Benchmark Land Values (per gross ha)**

BLV1 value 1 - Industrial/Warehouse £2,170,000	BLV2 value 2 - Urban OpenSpace & other £500,000	BLV3 value 3 - Greenfield (higher) £400,000	BLV4 value 4 - Greenfield (lower) £250,000
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**Site type 13**

No of units	980 units
Density:	25 dph

Affordable %	35%
% rented	51%
% Intermed	49%
% First Homes	0%

Site area	52.27 ha
Net to gross	75%

Growth	
Sales	21%
Build	10%

1- South Hatfield

Private values £4844 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	18,833,156	360,328	-1,809,672	-139,672	-39,672	110,328
20	18,031,535	344,991	-1,825,009	-155,009	-55,009	94,991
30	17,630,726	337,323	-1,832,677	-162,677	-62,677	87,323
50	16,827,500	321,955	-1,848,045	-178,045	-78,045	71,955
70	16,013,648	306,384	-1,863,616	-193,616	-93,616	56,384
90	15,199,797	290,812	-1,879,188	-209,188	-109,188	40,812
100	14,792,872	283,027	-1,886,973	-216,973	-116,973	33,027
125	13,760,230	263,270	-1,906,730	-236,730	-136,730	13,270
150	12,727,393	243,509	-1,926,491	-256,491	-156,491	-6,491
175	11,680,346	223,476	-1,946,524	-276,524	-176,524	-26,524
200	10,631,751	203,414	-1,966,586	-296,586	-196,586	-46,586
225	9,569,599	183,092	-1,986,908	-316,908	-216,908	-66,908
250	8,505,003	162,723	-2,007,277	-337,277	-237,277	-87,277
275	7,427,028	142,099	-2,027,901	-357,901	-257,901	-107,901
300	6,346,188	121,419	-2,048,581	-378,581	-278,581	-128,581
325	5,251,651	100,478	-2,069,522	-399,522	-299,522	-149,522

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£125

2- Hatfield and Birchwood

Private values £5005 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	24,582,061	470,320	-1,699,680	-29,680	70,320	220,320
20	23,801,827	455,392	-1,714,608	-44,608	55,392	205,392
30	23,410,078	447,897	-1,722,103	-52,103	47,897	197,897
50	22,620,505	432,790	-1,737,210	-67,210	32,790	182,790
70	21,830,932	417,684	-1,752,316	-82,316	17,684	167,684
90	21,035,929	402,473	-1,767,527	-97,527	2,473	152,473
100	20,635,118	394,805	-1,775,195	-105,195	-1,195	144,805
125	19,633,094	375,633	-1,794,367	-124,367	-24,367	125,633
150	18,625,080	356,347	-1,813,653	-143,653	-43,653	106,347
175	17,607,765	336,883	-1,833,117	-163,117	-63,117	86,883
200	16,589,544	317,402	-1,852,598	-182,598	-82,598	67,402
225	15,559,708	297,841	-1,872,359	-202,359	-102,359	47,841
250	14,523,871	277,880	-1,892,120	-222,120	-122,120	27,880
275	13,479,055	257,890	-1,912,110	-242,110	-142,110	7,890
300	12,430,460	237,828	-1,932,172	-262,172	-162,172	-12,172
325	11,373,920	217,613	-1,952,387	-282,387	-182,387	-32,387

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£90	£275

3- Welwyn Garden City, Panshaquer, Hall Grove, H Private values £5167 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	30,122,410	576,322	-1,593,678	76,322	176,322	326,322
20	29,351,373	561,570	-1,608,430	61,570	161,570	311,570
30	28,965,856	554,194	-1,615,806	54,194	154,194	304,194
50	28,191,503	539,378	-1,630,622	39,378	139,378	289,378
70	27,411,269	524,450	-1,645,550	24,450	124,450	274,450
90	26,631,035	509,522	-1,660,478	9,522	109,522	259,522
100	26,240,919	502,058	-1,667,942	2,058	102,058	252,058
125	25,265,628	483,398	-1,686,602	-16,602	83,398	233,398
150	24,279,759	464,536	-1,705,464	-35,464	64,536	214,536
175	23,287,238	445,547	-1,724,453	-54,453	45,547	195,547
200	22,285,213	426,375	-1,743,625	-73,625	26,375	176,375
225	21,283,188	407,204	-1,762,796	-92,796	7,204	157,204
250	20,269,142	387,802	-1,782,198	-112,198	-12,198	137,802
275	19,251,827	368,339	-1,801,661	-131,661	-31,661	118,339
300	18,230,750	348,803	-1,821,197	-151,197	-51,197	98,803
325	17,197,914	329,042	-1,840,958	-170,958	-70,958	79,042

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£100	£225	£325

4- Welwyn, Oaklands, Mardley Heath and Digsweil Private values £5382 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	37,653,821	720,417	-1,449,583	220,417	320,417	470,417
20	36,891,845	705,839	-1,464,161	205,839	305,839	455,839
30	36,510,858	698,590	-1,471,450	198,590	298,590	448,590
50	35,748,882	683,971	-1,486,029	183,971	283,971	433,971
70	34,986,907	669,392	-1,500,608	169,392	269,392	419,392
90	34,218,816	654,697	-1,515,303	154,697	254,697	404,697
100	33,833,298	647,321	-1,522,679	147,321	247,321	397,321
125	32,869,504	628,881	-1,541,119	128,881	228,881	378,881
150	31,905,710	610,441	-1,559,559	110,441	210,441	360,441
175	30,940,572	591,975	-1,578,025	91,975	191,975	341,975
200	29,965,280	573,315	-1,596,685	73,315	173,315	323,315
225	28,989,988	554,655	-1,615,345	54,655	154,655	304,655
250	28,014,696	535,995	-1,634,005	35,995	135,995	285,995
275	27,035,306	517,257	-1,652,743	17,257	117,257	267,257
300	26,037,792	498,172	-1,671,628	-1,628	98,172	248,172
325	25,035,768	479,001	-1,690,999	-20,999	79,001	229,001

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£275	£325	£325

5- Brookman's Park, Little Heath, Cuffley, Essendon Private values £6781 psm

CIL amount per sq m	RLV	RLV per ha	RLV less BLV 1	RLV less BLV 2	RLV less BLV 3	RLV less BLV 4
0	82,897,156	1,586,043	-583,957	1,086,043	1,186,043	1,336,043
20	82,170,079	1,572,132	-597,868	1,072,132	1,172,132	1,322,132
30	81,806,540	1,565,176	-604,824	1,065,176	1,165,176	1,315,176
50	81,079,464	1,551,265	-618,735	1,051,265	1,151,265	1,301,265
70	80,352,387	1,537,354	-632,646	1,037,354	1,137,354	1,287,354
90	79,625,310	1,523,443	-646,557	1,023,443	1,123,443	1,273,443
100	79,261,771	1,516,488	-653,512	1,016,488	1,116,488	1,266,488
125	78,352,925	1,499,099	-670,901	999,099	1,099,099	1,249,099
150	77,444,080	1,481,711	-688,289	981,711	1,081,711	1,231,711
175	76,526,376	1,464,153	-705,847	964,153	1,064,153	1,214,153
200	75,608,871	1,446,580	-723,440	946,580	1,046,580	1,196,580
225	74,687,366	1,428,967	-741,033	928,967	1,028,967	1,178,967
250	73,767,861	1,411,375	-758,625	911,375	1,011,375	1,161,375
275	72,848,355	1,393,782	-776,218	893,782	993,782	1,143,782
300	71,928,849	1,376,190	-793,810	876,190	976,190	1,126,190
325	71,006,865	1,358,550	-811,450	858,550	958,550	1,108,550

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£325	£325	£325