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Welwyn Hatfield Community Infrastructure Levy Viability Study



Prepared for
Welwyn Hatfield Borough Council

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1 Executive Summary

- 1.1 This report tests the ability of a range of development typologies throughout the borough of Welwyn Hatfield to accommodate contributions towards infrastructure through the Community Infrastructure Levy ('CIL'). We have tested various levels of CIL in combination with the cumulative impact of Welwyn Hatfield Borough Council's ('the Council') Local Plan (2016) ('LP 2016') policy requirements. This approach is in line with the requirements of the National Planning Policy Framework ('NPPF') the National Planning Practice Guidance ('PPG') and the Local Housing Delivery Group guidance '*Viability Testing Local Plans: Advice for planning practitioners*'.
- 1.2 The Council consulted on its Preliminary Draft Charging Schedule ('PDCS') from 15 May 2017 to 26 June 2017, for which we produced the supporting viability evidence which informed the Council's proposed CIL rates. This work included the Welwyn Hatfield CIL Viability Study November 2016¹ ('CIL VS 2016'), which built upon previous viability work that we prepared for the Council, most notably, the Welwyn Hatfield Combined Policy Viability Update August 2016, in which we examined the viability of the policies and proposals contained within the Welwyn Hatfield Draft Local Plan Proposed Submission August 2016. In addition to the residential typologies tested in the CIL VS 2016, we carried out detailed testing on four strategic development sites proposed in the then Draft Local Plan Proposed Submission August 2016. The Council published the Strategic Sites Testing Update December 2016² as evidence alongside its PDCS.
- 1.3 The Council subsequently published its CIL Draft Charging Schedule ('DCS') for consultation between 30 September 2020 and 25 November 2020. Supporting the schedule was an updated CIL Viability Study February 2020³.
- 1.4 The Council has commissioned a further update to the viability evidence to support the emerging Draft Charging Schedule and consequently this report supersedes the DCS Viability Study February 2020. This report should be read in conjunction with the viability work undertaken specifically considering the viability of the strategic sites in December 2016.

Methodology

- 1.5 The study methodology tests the residual land values of a range of development typologies reflecting the types of developments expected to come forward in the Borough. The appraisals compare the residual land values generated by those developments (with varying levels of affordable housing, CIL and other policy requirements) to a range of benchmark land values to reflect the existing value of land prior to redevelopment. If a development incorporating the Council's policy requirements and a given level of CIL generates a higher residual land value than the benchmark land value, then it can be judged that the development is viable and deliverable. Following the adoption of the CIL Charging Schedule, developers will need to reflect policy requirements in their bids for sites, in line with requirements set out in the PPG⁴ and RICS Guidance⁵.
- 1.6 The study utilises the residual land value method of calculating the value of each development typology. This method is used by developers when determining how much to bid for land and involves calculating the value of the completed scheme and deducting

¹ Welwyn Hatfield CIL Viability Study November 2016: <https://welhat-consult.objective.co.uk/resources/portal/supportingfiles/507439>

² Strategic Sites Testing Update December 2016: <https://welhat-consult.objective.co.uk/resources/portal/supportingfiles/507440>

³ Welwyn Hatfield CIL Viability Study February 2020: https://archive.welhat.gov.uk/media/16787/Welwyn-Hatfield-CIL-Viability-Report-20-July-2020/pdf/Welwyn_Hatfield_CIL_Viability_Report_FINAL_20July20.pdf?m=637311189540470000

⁴ PPG on Viability paragraph: 006 Reference ID: 10-006-20190509, "It is important for developers and other parties buying (or interested in buying) land to have regard to the total cumulative cost of all relevant policies when agreeing a price for the land. Under no circumstances will the price paid for land be a relevant justification for failing to accord with relevant policies in the plan."

⁵ RICS 'Assessing viability in planning under the National Planning Policy Framework 2019 for England, 1st edition, March 2021'

development costs (construction, fees, finance, sustainability requirements, Section 106 contributions and CIL) and developer's profit. The residual amount is the sum left after these costs have been deducted from the value of the development, and guides a developer in determining an appropriate offer price for the site.

- 1.7 The housing and commercial property markets are inherently cyclical and the Council is testing the viability of potential development sites at a time when the market has experienced a period of sustained growth following the coronavirus pandemic in 2020/21.
- 1.8 Forecasts for future house price growth point to continuing growth in mainstream East of England housing markets in the medium term (five years), although there is a degree of short term uncertainty following the government's September 2022 'fiscal event' and a significant increase in interest rates (which are now considered by most analysts to have reached their peak having remained unchanged at the last Bank of England Monetary Policy Committee meeting). We have allowed for this medium term growth over the plan period by running a sensitivity analysis which applies growth to sales values and inflation on costs to provide an indication of the extent of improvement to viability that might result. The assumed growth rates for this sensitivity analysis are outlined in Section 4. It is important to note, however, that our assessment of suggested CIL rates relies on current and not grown appraisal inputs.
- 1.9 This sensitivity analysis is indicative only, but is intended to assist the Council in understanding the viability of potential development sites on a high level basis, both in today's terms but also in the future. Some sites may require more detailed viability analysis when they come forward through the development management process due to specific site circumstances that cannot be reflected in an area wide assessment⁶.

Key findings

- 1.10 The key findings of the study are as follows:

Residential

- The results of our appraisal of residential developments shows a wide range of potential maximum CIL rates. We have suggested different rates for schemes which are required to provide affordable housing (10 or more units) and those that are not (9 or fewer units).
- The ability of residential schemes to contribute to infrastructure through CIL varies depending on the area and the current use of the site. Having regard to these variations, residential schemes should be able to absorb a maximum CIL rate of between £150 per square metre and £325 per square metre. The CIL PPG requires that charging authorities do not set their CIL at the margins of viability. Other authorities have set their rates at a discount (buffer) to the maximum rate, with discounts ranging from circa 20% to 50%. We have considered rates based on a buffer of circa 30% for Welwyn Hatfield's area.

⁶ The Local Housing Delivery Group Guidance 'Viability Testing Local Plans: Advice for Planning Practitioners' notes that "the role of the test is not to provide a precise answer as to the viability of every development likely to take place during the plan period. No assessment could realistically provide this level of detail. Some site-specific tests are still likely to be required at the development management stage"; and the NPPF identifies at para 57 that "It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage". This is reiterated in the PPG (para 007 Reference ID: 10-007-20190509) which provides further detail on this including an illustrative list of circumstances where viability should be assessed in decision making.

Table 1.10.1: Proposed Maximum and suggested residential CIL rates

Area / type of development	Maximum CIL indicated by appraisals (£s per sq m)	CIL after 30% buffer (£s per sq m)	Proposed CIL Rates
1- South Hatfield	£150	£105	£100
2- Hatfield and Birchwood	£150	£105	
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 and Woolmer Green.	£200	£140	£140
4- Welham Green, Welwyn, Oaklands, Mardley Heath, Digswell.	£325	£228	£230
5- Brookman's Park, Little Heath, Cuffley, Essendon and surrounding rural area.	£325	£228	
Sites under the affordable housing threshold across the borough	£325	£228	£230

- Although we have tested schemes with a range of affordable housing percentages, the suggested rates above are based on the appraisal outputs which also include the relevant percentage in Policy SP 7 (i.e. 25% in Hatfield, 30% in Welwyn Garden City and on major development sites and 35% in the excluded villages on sites of 10 new dwellings or a site of 0.5 Ha or more).
- Our suggested rates have regard to the PPG requirement not to set CIL rates at the margins of viability. So whilst the maximum rates are higher than the suggested rates, the inclusion of a buffer will help to mitigate a number of risk factors (primarily the potentially adverse impact on land supply of setting the rates at a high level). However, there is no prescribed percentage buffer and this is entirely a matter for the Charging Authority's judgement.
- We are also mindful of the flexibility authorities now have as a result of the changes to the CIL regulations which remove pooling restrictions on Section 106 obligations, providing much greater flexibility in how funds can be raised for infrastructure. In addition, residential schemes will need to make provision for affordable housing and we consider that our suggested rates strike an appropriate balance between the objectives set out in Policy SP7 and the need to raise funds for infrastructure to support growth.
- Should the Council wish, it would be possible to combine areas into one charging zone, thereby simplifying the charging schedule into fewer charging zones. We suggest that the Council considers a three zone approach as set out in Table 1.10.1 and the map at **Appendix 6**. In determining which approach to adopt, the Council may wish to consider the amount of development expected to come forward in each area. There would be little benefit from charging a differential rate for the higher value areas should there be comparably little new development expected to come forward in these areas.
- Housing schemes for elderly people are predominantly in the form of flatted schemes in urban areas. Our appraisals of retirement housing and Extra Care housing indicate that the viability of these developments is likely to be challenging and on this basis we recommend the Council considers adopting a nil or nominal CIL rate to these uses.

Commercial

- It is noteworthy that the results of this viability exercise, which identify certain commercial development as not viable, do not mean that sites will not be developed within the Borough for these uses. This is because viability is only one of many factors which affect whether a site is developed. For example, owner occupiers such as a logistics company, may wish to locate in Welwyn Hatfield as it both complements their existing locations and provides good links to the strategic highway network. Alternatively, a business may wish to develop their own premises by reference to their own cost benefit analysis, which will bear little relationship to the residual land value calculations that a speculative landlord developer may undertake.
- Our testing of commercial developments has identified that at current values and costs viability is challenging on **offices, science park lab enabled office space, hotels, industrial and warehousing, 'all other retail', supermarkets/superstores, retail warehousing and student accommodation** schemes in the Borough. We therefore suggest that the Council considers setting a nil or nominal rate of £20 per square metre on such development. This level of charge would equate to less than 1% of development costs.
- Should the Council wish to do so, they would be able to set a nominal rate of CIL on **all other uses** of no more than say £20 per square metre. A nominal rate is unlikely to be a significant factor in developers' decision making and could be absorbed without having a significant impact on viability across the borough. In addition, the Council could consider excluding uses such as healthcare, emergency services facilities and education from this category. Should the Council not wish to proceed with a nominal rate on all other uses, a nil rate would apply by default unless a rate has been explicitly set. We have advised that the Council includes offices, science park lab enabled office space, hotels, industrial and warehousing, 'all other retail', supermarkets/superstores, retail warehousing and student accommodation, retirement housing and extra care housing within this category.

Strategic sites

- We have identified that the viability for the delivery of both of the **SDS2 South East Welwyn Garden City - Birchall Garden Suburb** and **SDS5 North West Hatfield** sites is more challenging than the other strategic sites tested, given the extent of the infrastructure and S106 mitigation requirements along with other site complications such as contamination, topography and cross border delivery of development in particular on Birchall Garden Suburb. Subsequently, we suggest that the Council considers the merits of adopting a nil CIL rate and seeking all infrastructure contributions through a S106 agreement for both SDS5 North West Hatfield and SDS2 Birchall Garden Suburb.

Proposed rates

- Our proposed CIL rates for Welwyn Hatfield are summarised in Table 1.10.2.

Table 1.10.2: Proposed CIL rates per square metre

Use	Residential Zone 1 CIL Charge (£ per sq m)	Residential Zone 2 CIL Charge (£ per sq m)	Residential Zone 3 CIL Charge (£ per sq m)	Identified sites
Residential at and above the Affordable Housing threshold ⁷	£100	£140	£230	NIL
Residential below the Affordable housing threshold	£230			
All other uses ⁸	£20			

- For residential schemes, the application of CIL is unlikely to be an overriding factor in determining whether or not a scheme is viable. When considered in context of total scheme costs, the suggested CIL rates will be a modest amount, typically accounting for less than 5% of development costs (average of 2.33% in Zone 1 and 3.01% in Zone 2 and 4.14% in Zone 3, the latter of which is identified as being the most viable of the areas in the Borough).
- Some scenarios (e.g. certain affordable housing percentages) are unviable prior to the application of CIL i.e. they would be unviable even if a zero CIL were adopted. There is clearly an important distinction to be drawn between these schemes and those that are viable. Where schemes are viable, the proposed CIL rates are sufficiently modest to ensure that schemes remain viable. We therefore recommend that the Council pays limited regard to the unviable schemes as they are unlikely to come forward unless there are significant changes to main appraisal inputs.
- With respect to commercial schemes, the application of a nominal CIL is unlikely to be the determining factor in whether a developer brings forward a site or whether not a scheme is viable. As identified in section 7 of this study the proposed CIL is a marginal factor in a scheme's viability i.e. less than 1% of total development costs in terms of the uses tested allowing for a nominal charge of £20 per square metre (shown to be between 0.28% and 0.83%). The CIL Guidance identifies that a charging authority does not have to set a nil rate, the setting of a nominal rate would allow the Council to achieve the balance required by the CIL regulations between the delivery of development and the provision of infrastructure to support the growth envisaged in the Council's local plan.
- As this would be Welwyn Hatfield's first charging schedule, the proposed CIL contribution sought will not be a new cost burden on development. It is largely replacing much of the financial contributions the Council secures through s106 Agreements. Consequently, it is unlikely to be the determining factor in scheme viability. In this context, we consider the proposed rates to be appropriate.

The Status of our advice

- 1.11 In preparing this report and the supporting appraisals, we have given full regard to the RICS Professional Standard ('PS') 'Assessing viability in planning under the National Planning Policy Framework for England 2019' (first edition, March 2021). However, paragraph 2.2.3 of the PS acknowledges that statutory planning guidance takes precedence over RICS guidance and practice statements. Conflicts may emerge between the PS and the PPG and/or other adopted development plan documents. In such circumstances, we have given

⁷ Excluding retirement housing and Extra Care housing

⁸ Excluding uses such as healthcare, emergency services facilities and education

more weight to the PPG and development plan documents.

- 1.12 In carrying out this assessment, we have acted with objectivity, impartiality, without interference and with reference to all appropriate available sources of information.
- 1.13 We are not aware of any conflicts of interest in relation to this assessment.
- 1.14 In preparing this report, no 'performance-related' or 'contingent' fees have been agreed.
- 1.15 This report is addressed to Welwyn Hatfield Borough Council only. No liability to any other party is accepted.

2 Introduction

- 2.1 The Council commissioned this study to consider the ability of developments in Welwyn Hatfield to accommodate contributions towards essential supporting infrastructure through CIL, alongside policies in the LP 2016. The aim of the study is to assess at high level the viability of development typologies representing the types of sites that are expected to come forward to test a range of potential CIL rates to inform a DCS for consultation in accordance with the requirements of the CIL Regulations.
- 2.2 In terms of methodology, we adopted standard residual valuation approaches to test the viability of development typologies, including the impact on viability of the Council's planning policies alongside potential rates of CIL. However, due to the extent and range of financial variables involved in residual valuations, they can only ever serve as a guide. Individual site characteristics (which are unique), mean that conclusions must always be tempered by a level of flexibility in application of policy requirements on a site by site basis.
- 2.3 We would highlight that the purpose of this viability study is to assist the Council in understanding the capacity of schemes to absorb CIL and to inform a Charging Schedule for consultation and Examination in Public. The Study therefore provides an evidence base to show that the requirements set out within the NPPF, CIL Regulations and PPG are satisfied. The key underlying principle is that charging authorities should use evidence to strike an appropriate balance between the desirability of funding infrastructure from the levy and the potential impact upon the economic viability of development across their area as a whole.
- 2.4 As an area wide study, this assessment makes overall judgements as to viability of development in Welwyn Hatfield Borough and does not account for individual site circumstances which can only be established when work on detailed planning applications is undertaken. The assessment should not be relied upon for individual site applications. However, we have applied an element of judgement within this study with regard to the individual characteristics of the sites tested. Scheme specific testing may still be required at the point where they come forward⁹.
- 2.5 This position is recognised within Section 2 of the Local Housing Delivery Group guidance¹⁰, which identifies the purpose and role of viability assessments within plan-making. This identifies that: *"The role of the test is not to give a precise answer as to the viability of every development likely to take place during the plan period. No assessment could realistically provide this level of detail. Some site-specific tests are still likely to be required at the development management stage. Rather, it is to provide high level assurance that the policies within the plan are set in a way that is compatible with the likely economic viability of development needed to deliver the plan."*

⁹ However, the PPG notes that once plan policies are adopted, land values should adjust to reflect the requirements and that price paid for the land should not be used as a justification for failing to provide policy compliant developments (see for example paragraph 002).

¹⁰ Although this document was published prior to the NPPF and PPG, it remains relevant for testing local plans. The approaches to testing advocated by the LHDG guidance are consistent with those in the PPG. The same cannot be said of some of the approaches advocated in the RICS guidance 'Financial Viability in Planning 2012' (particularly its approach to site value benchmark) but these have always been inconsistent with the LHDG guidance and the approach now advocated by the PPG. In any event, the RICS guidance has since been updated and accords with the approach taken in the PPG, acknowledging that, *"This guidance sets out best practice for the implementation of the revised current planning policy. The NPPF and PPG are the 'authoritative requirement', as defined in RICS Valuation – Global Standards (commonly known as the Red Book). This means that any valuation-based requirements in the PPG take precedence over any other valuation basis or approach set out in the standards."* (paragraph 1.1.4)

Economic and housing market context

- 2.6 The positive economic start to 2020 was curtailed by the outbreak of COVID-19, declared a global pandemic by the World Health Organisation in March 2020. The virus continues to impact global financial markets and supply chains. The FTSE 100 initially fell from 6,474 points to 5,152 points between 9 to 19 March 2020, representing a fall of 20.42% - the largest fall since the 2008 financial crisis. The Bank of England ("BoE") responded to the COVID-19 outbreak by lowering the base rate to 0.25% and introducing financial arrangements to help bridge the downward economic pressure caused by COVID-19. These changes to the base rate have since been reversed as a result of factors discussed below.
- 2.7 The UK Government introduced a series of restrictive and economically disruptive measures to slow and mitigate the spread of the COVID-19. The UK Government pledged a support package of £350bn to stabilise the economy during the shock caused by COVID-19. The Chancellor's Winter Economy Plan included a six-month Job Support Scheme, as well as other tax cuts and grants/loans to support businesses, including the furlough scheme which has since ended. Importantly for the housing market, a Stamp Duty holiday ran from June 2020 until the end of June 2021 tapering until September 2021. The successful vaccine production and subsequent rollout programme allowed for the full easing of restrictions within the UK, which led to a positive rebound in economic activity, post pandemic.
- 2.8 However, the rebound in economic activity post pandemic has seen inflation rates increasing significantly above the BoE's inflation target of 2%. Consumer Price Inflation including owner occupiers' housing costs (CPIH) rose by 6.3% in the 12 months to August 2023, down from 6.4% in July 2023, and with a peak rate at 9.6% in October 2022.
- 2.9 Interest Rates were subsequently increased by BoE throughout most of 2022 and 2023, to a current peak rate of 5.25% as at August 2023. As at September 2023 the Monetary Policy Committee ("MPC") voted to maintain the Base Rate at 5.25%, by a majority of 5 to 4.
- 2.10 Despite the economic headwinds facing the UK, the housing market outperformed expectations in 2020 and 2021.
- 2.11 However, in the third and fourth quarters of 2022, annual house price growth fell back, largely as a result of the Government's September 2022 'Fiscal Event' which saw unfunded cuts to taxes and a consequent fall in sterling and increase in bond yields. Downwards Pressure on House Prices continued throughout late 2022 and into 2023.
- 2.12 Nationwide's Chief Economist, Robert Gardener, commented in Nationwide's September 2023 House Price Index Report that *"Annual house price growth was unchanged at -5.3% in September. Prices were also flat over the month, after taking account of seasonal effects, following the 0.8% decline seen in August"*. Nationwide continues to report that *"Housing market activity remains weak, with just 45,400 approved for house purchase in August, c.30% below the monthly average prevailing in 2019 before the pandemic struck"*. Nationwide highlights that *"This relatively subdued picture is not surprising given the more challenging picture for housing affordability. For example, someone earning an average income and purchasing the typical first-time buyer home with a 20% deposit would spend 38% of their take home pay on their monthly mortgage payment – well above the long run average of 29%"*. Affordability is further challenged in the higher value areas.
- 2.13 Nationwide's latest report however continues in a slightly more positive outlook, stating *"However, investors have marked down their expectations for the future path of Bank Rate in recent months amid signs that underlying inflation pressures in the UK economy are finally easing, and with labour market conditions softening. This in turn has put downward pressure on longer term interest rates which underpin fixed mortgage pricing ... if sustained, this will ease some of the pressure on those re-mortgaging or looking to buy a home"*. Nationwide continue to state *"Nevertheless, with Bank Rate not expected to decline significantly in the years ahead, borrowing costs are unlikely to return to historic lows seen in the aftermath of the pandemic. Instead, it appears more likely that a combination of solid income growth*

together with modestly lower house prices and mortgage rates will gradually improve affordability over time, with housing market activity remaining fairly subdued in the interim”.

- 2.14 Halifax report a similar picture for September 2023, albeit marginally more positive than Nationwide’s analysis.
- 2.15 Kim Kinnaird, Director, Halifax Mortgages, said: *“UK house prices fell further in September, edging down by -0.4% on a monthly basis. This was a sixth consecutive monthly fall, though the pace of decline slowed markedly compared to August (-1.8%). The average home now costs £278,601, a drop of around £1,200 since last month. On an annual basis prices are down by -4.7%, largely unchanged from -4.5% in August. Nonetheless they remain some £39,400 higher than in March 2020, such was the extraordinary growth seen during the pandemic”.*
- 2.16 Halifax continue to report that *“Activity levels continue to look subdued compared to recent years, with industry data showing lower levels of new instructions to sell homes and agreed sales. Borrowing costs are the primary factor, given the impact of higher interest rates on mortgage affordability. Against this backdrop, homeowners inevitably become more realistic about their target selling price, reflecting what has increasingly become a buyer’s market. However, with Base Rate now likely to be at or around its peak, we are seeing fixed rate mortgages deals ease back from recent highs. Wage growth also remains strong, which has helped with affordability, with the house price to income ratio now at its lowest level since June 2020 (6.2 in September vs 6.3 in August). Many economists and financial markets predict that Base Rate will remain higher for longer, with any significant cuts appearing unlikely until inflation gets closer to the Bank of England’s 2% target. Overall, these factors are likely to keep mortgage rates elevated in comparison to recent years, constraining buyer demand and putting downward pressure on house prices into next year.”*
- 2.17 In their October 2023 Housing Market Update, Savills reflect *“a pause in price falls as we enter a period of greater stability”.*
- 2.18 Savills suggest that *“demand is still falling faster than supply, according to the August 2023 RICS survey, which suggests price falls and lower activity will continue for at least the next few months. More surveyors reported price falls in August than at any time since 2009”.*
- 2.19 Residential market forecasts issued by the main real estate consultancies indicate that values for the UK as a whole are expected to increase over the next five years, however this price growth is identified as being more moderate than over the past 20 years. There is a consensus that there is likely to be a short term reduction in values in 2023 into 2024, and more sustained growth between 2025 to 2027, as summarised in Table 2.19.1.

Table 2.19.1: National residential forecasts

Agent	2023	2024	2025	2026	2027	Cumulative growth 2023-2027
Knight Frank House price forecasts – UK (October 2023)	-7.0%	-4.0%	4.0%	4.0%	5.0%	1.4%
JLL UK Residential Forecasts Q4 2022 – (October 2022) – UK	-6.0%	1.0%	4.0%	5.0%	5.0%	8.9%
Savills (November 2022)	-10.0%	-1.0%	3.5%	7.0%	5.5%	6.2%
Average	-7.67%	-1.33%	3.83%	5.33%	5.17%	4.8%

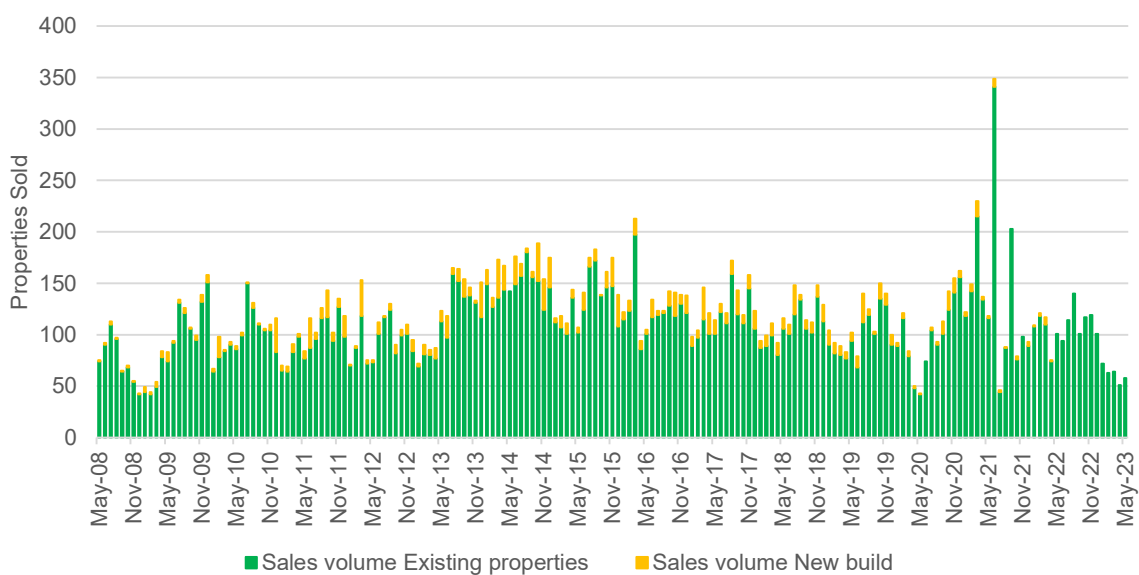
Local housing market context

2.20 House prices in Welwyn Hatfield have followed recent national trends, with values falling in 2008 to 2009 and recovering between 2010 and mid-2016 exceeding the previous 2007 peak of the market values in mid-2010 to early 2011, as shown in Figure 2.20.1. Following the result of the Referendum on the UK's membership of the EU in mid 2016 values fluctuated, but in a general upwards trajectory through to the end of the first Covid-19 lockdown in May 2020. From this point values commenced a more pronounced upwards trend, which further accelerated from mid-2021. 2023 has seen a varied picture with new build properties only seeing a fall in values after April 2023, whilst values for existing properties have fallen from January 2023.

Figure 2.20.1: Average sales values in Welwyn Hatfield



Figure 2.20.2: Sales volumes in Welwyn Hatfield



National Policy Context

The NPPF

- 2.21 In February 2019, the Government published a revised NPPF and revised PPG, with subsequent updates to the PPG in May and September 2019 and July 2021.
- 2.22 Paragraph 34 of the NPPF states that *“Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan”*.
- 2.23 Paragraph 58 of the NPPF suggests that *“Where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force. All viability assessments, including any undertaken at the plan-making stage, should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available”*.
- 2.24 In urban areas the fine grain pattern of types of development and varying existing use values make it impossible to realistically test a sufficient number of typologies to reflect every conceivable scheme that might come forward over the plan period. The Council’s Local Plan policy is applied ‘subject to viability’, having regards to site-specific circumstances. This enables schemes that cannot provide as much as the relevant policy target for affordable housing to still come forward rather than being sterilised by a fixed or ‘quota’ based approach to affordable housing.
- 2.25 The 2019 PPG indicates that viability testing of plans should be based on existing use value plus a landowner premium. The revised PPG also expresses a preference for plan makers to test the viability of planning obligations and affordable housing requirements at the plan making stage in the anticipation that this may reduce the need for viability testing developments at the development management stage. Local authorities have, of course, been testing the viability of their plan policies since the first NPPF was adopted¹¹, but have adopted policies based on the most viable outcome of their testing, recognising that some schemes coming forward will not meet the targets. This approach maximises delivery, as there is flexibility for schemes to come forward at levels of obligations that are lower than the target, if a proven viability case is made. The danger of the approach in the revised NPPF is that policy targets will inevitably be driven down to reflect the least viable outcome; schemes that could have delivered more would not do so.

CIL Policy Context

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

¹¹ And also following the publication of Planning Policy Statement 3 which required that LPAs set affordable housing policies on the basis of both proven need *and* viability. The need for viability testing was established following the quashing in 2008 of Blyth Valley’s Core Strategy, which based its 30% affordable housing target on need alone, with no evidence on the viability of the policy.

- 2.27 It is worth noting that some site specific S106 obligations remain available for negotiation, however these are restricted to site specific mitigation that meet the three tests set out at Regulation 122 of the CIL Regulations (as amended) and at paragraph 57 of the NPPF, and to the provision of affordable housing.
- 2.28 The CIL regulations state that in setting a charge, local authorities must strike “an appropriate balance” between revenue maximisation on the one hand and the potentially adverse impact upon the viability of development on the other. The regulations also state that local authorities should take account of other sources of available funding for infrastructure when setting CIL rates. This report deals with viability only and does not consider other sources of funding (this is considered elsewhere within the Council’s evidence base).
- 2.29 From September 2019, the previous two-stage consultation has been amended to require a single consultation with stakeholders. Following consultation, a charging schedule must be submitted for independent examination.
- 2.30 The payment of CIL becomes mandatory on all new buildings and extensions to buildings with a gross internal floorspace over 100 square metres once a charging schedule has been adopted. The CIL regulations allow a number of reliefs and exemptions from CIL. Firstly, affordable housing and buildings with other charitable uses (if a material interest in the land is owned by the charity and the development is to be used wholly or mainly for its charitable purpose) are subject to relief. Secondly, local authorities may, if they choose, elect to offer an exemption on proven viability grounds. A charging authority wishing to offer exceptional circumstances relief in its area must first give notice publicly of its intention to do so. The charging authority can then consider claims for relief on chargeable developments from landowners on a case by case basis. In each case, an independent expert with suitable qualifications and experience must be appointed by the claimant with the agreement of the charging authority to assess whether paying the full CIL charge would have an unacceptable impact on the development’s economic viability.
- 2.31 The exemption would be available for 12 months, after which time viability of the scheme concerned would need to be reviewed if the scheme has not commenced. To be eligible for exemption, Regulation 55 states that the Applicant must enter into a Section 106 agreement; and that the charging authority must be satisfied that granting relief would not constitute state aid. It should be noted however that CIL cannot simply be negotiated away or the charging authority decide not to charge CIL.
- 2.32 CIL Regulation 40 includes a vacancy period test for calculating CIL liability so that vacant floorspace can be offset in certain circumstances. That is where a building that contains a part which has not been in lawful use for a continuous period of at least six months within the last three years, ending on the day planning permission first permits the chargeable development, the floorspace may not be offset.
- 2.33 The CIL regulations enable charging authorities to set differential rates (including zero rates) for different zones within which development would take place and also for different types of development. The CIL Guidance set out in the PPG (paragraph 022 Reference ID: 25-022-20190901) clarifies that CIL Regulation 13 permits charging authorities to “*apply differential rates in a flexible way [including] in relation to geographical zones within the charging authority’s boundary; types of development; and/or scales of development*”. Charging Authorities taking this approach need to ensure that such different rates are justified by a comparative assessment of the economic viability of those categories of development. Further the PPG clarifies that the definition of “use” for this purpose is not tied to the classes of development in the Town and Country Planning Act (Use Classes) Order 1987, although that Order does provide a useful reference point. The PPG also sets out (paragraph 024 Reference ID: 25-024-20190901) that charging authorities may also set differential rates in relation to, scale of development i.e. by reference to either floor area or the number of units or dwellings.

- 2.34 The 2010 CIL regulations set out clear timescales for payment of CIL, which are varied according to the size of the payment, which by implication is linked to the size of the scheme. The 2011 amendments to the regulations allowed charging authorities to set their own timescales for the payment of CIL under regulation 69B if they choose to do so. This is an important issue that the Council will need to consider, as the timing of payment of CIL can have an impact on an Applicant's cashflow (the earlier the payment of CIL, the more interest the Applicant will bear before the development is completed and sold).
- 2.35 Regulation 73 enables charging authorities to secure physical infrastructure on a development site, or land, in lieu (or 'in kind') of a Developer's CIL liability. The PPG (paragraph 133) notes that *"there may be circumstances where the charging authority and the person liable for the levy will wish land and/or infrastructure to be provided, instead of money, to satisfy a charge arising from the levy"*. The PPG goes on to note that the charging authority can enter into agreements with developers to receive infrastructure as payment of a CIL liability.
- 2.36 Revised regulations came into effect on 1 September 2019 which introduced the following changes:
- Consultation requirements to be amended to remove the current two stage consultation process and replace this with a single consultation.
 - Removal of the pooling restrictions contained within Regulation 123.
 - Charging authorities are no longer required to publish a Regulation 123 list.
 - Changes to calculations of chargeable amounts in different cases, including where granting of amended scheme under Section 73 leads to an increased or decreased CIL liability.
 - Removal of provisions which resulted in reliefs being lost if a commencement notice was not served before a developer starts a development. A surcharge will apply in future but the relief will not be lost.
 - Introduction of 'carry-over' provisions for a development which is amended by a Section 73 permission, providing the amount of relief does not change.
 - Charging authorities are required to publish an annual infrastructure funding statement, setting out how much CIL has been collected and what it was spent on. Similar provisions to be introduced for Section 106 funds.
 - Charging authorities are required to publish annual CIL rate summaries showing the rates after indexation.

Local Policy context

- 2.37 As previously identified, this study takes into account the policies and standards set out within LP 2016, which includes *inter alia* affordable housing requirements; sustainability; accessibility and developer contributions towards infrastructure. There are numerous policy requirements that are now embedded in base build costs for schemes (i.e. secure by design, landscaping, amenity space, internal space standards, car parking, waste storage, tree preservation and protection etc.). This study takes into account the cumulative impact of these policies as required by the NPPF.
- 2.38 A summary is provided below of the policies identified as having cost implications for developments:
- **Policy SP 1 – Delivering Sustainable Development** (this provides the basis for seeking energy and water efficiency measures, SUDs and green infrastructure);

■ **Policy SP 7 – Type and Mix of Housing:**

- Affordable housing requirements as summarised in Table 2.38.1;

Table 2.38.1: Policy SP 7 – affordable housing

Location	On-site delivery target	Site threshold
Hatfield (including SDS5)	25%	10 new dwellings or a site of 0.5ha or more
Welwyn Garden City (including SDS1, SDS2, SDS3)	30%	10 new dwellings or a site of 0.5ha or more
Excluded villages	35%	10 new dwellings or a site of 0.5ha or more
Re-development or re-use of Major Developed Sites or other previously developed sites in sustainable locations compatible with Green Belt policy	30%	10 new dwellings or a site of 0.5ha or more

- **Self-build and Custom Housebuilding** – on sites of 100 or more non-flatted dwellings, developers should provide 2% of dwellings as serviced plots ;
- **Accessible and Adaptable dwellings** – requirement for at least 20% of all new dwellings of 5 or more new dwellings to meet Building Regulations Part M4(2) 'accessible and adaptable dwellings' standard, which may be varied where a proportion of dwellings meet M4(3) 'wheelchair units';
- **Housing mix** requirements as set out at paragraph 9.17 and Table 4 in the Supporting Text, as summarised in Table 2.38.2;

Table 2.38.2: Estimates size and type of all new housing required

1 Bed (Flats & Houses)	2 Bed (Flats)	2 Bed (Houses)	3 Bed (Flats & Houses)	4 Bed + (Houses)
14.5%	9.5%	13.7%	40.9%	21.4%

- **Policy SP 10 – Sustainable Design and Construction** sets the basis for sustainable construction;
- **Policy SADM 13 – Sustainability Requirements** which identifies that:
 - all major development proposals must demonstrate that they have sought to maximise opportunities for renewable and low carbon sources of energy supply where consistent with other Local Plan policies;
 - all non-residential development with a floorspace of 1,000 sq m or more will be required to meet at least BREEAM 'Excellent' subject to feasibility and or viability in which case such proposals will be required to demonstrate a 'Very Good' rating; and
 - all newly constructed dwellings will be required to achieve an estimated water consumption of no more than 110 litres/person/day.
- **Policy SADM 14 – Flood Risk and Surface Water Management** specifies requirements for SUDs and source control on development sites;

- **Policy SADM 16 – Ecology and Landscape requires** all developments¹² that are not otherwise exempt¹³ to deliver a measurable biodiversity net gain of at least 10%; and
- **Policy SP 13 – Infrastructure Delivery** requires developers to contribute to the reasonable costs of enhancing existing infrastructure or providing new physical, social and green infrastructure, required as a result of their proposals, through either financial contributions (including planning obligations or CIL), or by direct provision of such infrastructure on-site within the development.
- **Policy SP19 - South east of Welwyn Garden City - SDS2 - Birchall Garden Suburb** – allocates the site for 1,950 homes to be delivered over the plan period, 600 in Welwyn Hatfield Borough and 1,350 in East Hertfordshire District, which will be planned comprehensively to create a new community incorporating Garden City principles across the local authority boundaries. The entire site (i.e. across both administrative areas) is required to provide:
 - a detailed remediation strategy designed to secure a permanently safe environment for the human population and local wildlife (particularly in relation to the former waste tip use of on the site). Following remediation, the developer will submit sufficient information to demonstrate that the site is not capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990.
 - a secondary school;
 - two primary schools;
 - two neighbourhood centres;
 - an employment area;
 - community facilities including healthcare and leisure facilities;
 - suitable access arrangements and any necessary wider strategic and local highway mitigation measures, including addressing impacts on the A414 in Hertford, the B195 and the A1(M);
 - careful masterplanning and appropriate mitigation measures, having regard to the findings of the Heritage Impact Assessment, a buffer of open land will be required adjacent to Panshanger Park, Birchall Farm and Holwell Hyde Farmhouse.
 - landscaped green infrastructure buffer (screening bund and another screening bund) adjacent to the A414 and Burnside and adjacent recycling centre will be required to provide visual screening, and to ensure that homes and other land uses are not adversely affected by the impacts of noise and air pollution. The buffer will comprise appropriate design features to provide noise and air quality mitigation, flood attenuation, the creation of new habitats and public rights of way. This buffer will also provide visual screening of development from the A414 and mitigate the harm to heritage assets.
- **Policy SP 22 – North West Hatfield - SDS5** – allocates the site for 1,750 new homes over the plan period. The policy identifies that a masterplan setting out the quantum and distribution of land uses, access, sustainable design and layout principles will be agreed by the Council, working with the landowners and other key stakeholders. The site is required to provide:
 - a new secondary school site and associated playing facilities;
 - two primary schools;
 - a neighbourhood centre;
 - an employment area;
 - community facilities including healthcare and leisure facilities.

¹² as set out in the Environmental Act 2021

¹³ Development impacting on habitat of an area below a 'de minimis' threshold of 25 metres squared, or 5 metres for linear habitats such as hedgerows, householder applications, biodiversity gain sites (where habitats are being enhanced for wildlife) - Gov UK Feb 2023

- sustainable transport measures including the improvement of pedestrian links, cycle paths, passenger transport and community transport initiatives;
- suitable access arrangements and any necessary wider strategic and local highway mitigation measures, including to address impacts on Coopers Green Lane, Green Lanes, the A1001 and locations at or around Junction 4 of the A1(M). Off-site highway works required in connection with the development of this site will require a new or improved cycle/pedestrian footbridge or underpass facilities above or below the A1(M).

Development context

- 2.39 LP 2016 identifies that *“Welwyn Hatfield is located centrally within Hertfordshire, and covers an area of approximately 130 square kilometres... Around three-quarters of the borough is designated as part of the Metropolitan Green Belt.”*
- 2.40 Welwyn Hatfield has a unique built environment and heritage, which forms an important part of the borough's identity. LP 2016 identifies that it includes *“the world's second garden city, 10 conservation areas, 431 listed buildings, 73 areas of archaeological significance and 5 registered historic parks and gardens. However, whilst the new town heritage of much of Hatfield and parts of Welwyn Garden City remains a significant asset, some areas developed at that time are becoming tired and are in need of some regeneration and revitalisation, and some of that has taken place in recent years”.*
- 2.41 Developments in Welwyn Hatfield Borough range from small in-fill sites to larger greenfield/Green Belt developments and town centre regeneration projects. LP 2016 Spatial Vision identifies that, *“Welwyn Garden City and Hatfield will continue to be the main focus for shopping, leisure, housing and employment opportunities with the larger villages will continue to be the centres for local shops, services and community facilities for their parish areas”* and in this regard the majority of new development is planned within and adjoining the two towns of Welwyn Garden City and Hatfield.
- 2.42 LP 2016 goes on to indicate that *“15,200 new homes will be built on a range of sites, two thirds of which will be within and adjoining Welwyn Garden City and Hatfield”.* Further, *“Opportunities for development within settlement boundaries will be maximised but a planned release of a limited amount of land from the Green Belt will take place to meet the need for 4,738 dwellings up to year 10 which cannot be provided for within the existing towns and villages. Around 1,800 additional dwellings will be required to meet the remaining need for the full plan period to 2036, which may require further Green Belt release”.*
- 2.43 LP 2016, which was submitted for examination in 2017, has completed the examination process and the report of the Inspector was received on 25 September 2023 finding the plan sound and capable of adoption, subject to identified main modifications, further main modifications and consequential modifications. The LP 2016 was adopted at a meeting of the Council on 12 October 2023. Due to the lengthy examination process, proposed development sites have not come through the planning process in the timescales originally anticipated. Since the adoption of LP 2016 areas have been removed from the Green Belt and it is anticipated that there is likely to be an increase in the number of significant sites making progress through this process; either progressing masterplans, planning applications or both. Some sites proposed in the LP 2016 already have submitted planning applications, including Birchall, east of Welwyn Garden City, and South Way in Hatfield.
- 2.44 LP 2016 estimates that *“there were around 84,000 jobs in Welwyn Hatfield in 2014(6), equivalent to 1.11 jobs for every working age resident. This 'job density' is the 13th highest for all local authorities in the UK (excluding Inner London), and compares to job densities of 0.90 for Hertfordshire, 0.82 for the UK as a whole and 0.80 for the East of England. This makes Welwyn Hatfield a significant workplace destination with a sub-regional role as a centre for employment for surrounding districts - notably Central Bedfordshire, North Herts, East Herts, Stevenage, and St Albans.”*

- 2.45 LP 2016 sets out at Policy SP2 that *“Over the plan period, provision will be made for a net increase of at least 55,000 sq.m of new floorspace for industry, offices and warehousing. This will allow for a sufficient supply of jobs in the borough and provide the opportunity for new employment floorspace over the plan period, allowing for flexibility in the face of economic changes. Employment floorspace provision will include the strategic development sites at Marshmoor, Welham Green, and North West Hatfield, as set out on the Policies Map.”*
- 2.46 The Council's strategy for retail development is to *“maintain and enhance the vitality and viability of the borough's town, neighbourhood and village centres and to help sustain the rural economy and the vitality of the villages”*. LP 2016 identifies that *“Focusing investment in the borough's existing centres will also help to promote their economic prosperity as well as helping to ensure that economic activity takes place in the most sustainable locations easily accessible by modes of travel other than the car”*. On this basis LP 2016 identifies at SP 2 Growth, that *“Opportunities have been identified to facilitate the provision of 12,500 square metres new retail floorspace to meet predicted expenditure growth in the borough to 2026 as set out in Table 1 through the allocation of sites within existing centres and new centres in some of the Strategic Development Sites and through existing permissions”*.

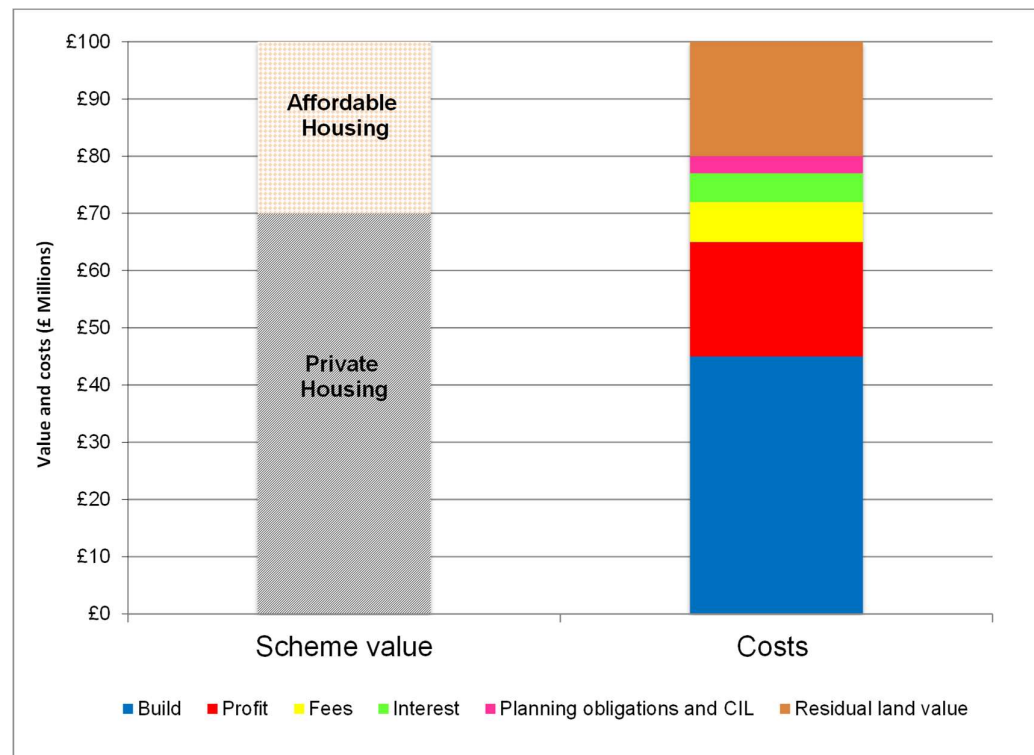
3 Methodology and appraisal inputs

- 3.1 The PPG on CIL identifies at Para 020 Ref ID: 25-020-20190901 that *“charging authorities should use an area based approach, involving a broad test of viability across their area, as the evidence to underpin their charge”*. The PPG goes on to identify that, *“there are a number of valuation models and methodologies available to charging authorities to help them in preparing this evidence. Charging authorities should use evidence in accordance with planning practice guidance on viability”*. The PPG on CIL also identifies that, *“a charging authority should directly sample an appropriate range of types of sites across its area, in line with planning practice guidance on viability”*.
- 3.2 The PPG on Viability identifies at paragraph 003 Reference ID: 10-003-20180724 that, *“Assessing the viability of plans does not require individual testing of every site or assurance that individual sites are viable. Plan makers can use site typologies to determine viability at the plan making stage”*. The PPG on Viability goes on to identify at paragraph 004 Reference ID: 10-004-20190509 that, *“A typology approach is a process plan makers can follow to ensure that they are creating realistic, deliverable policies based on the type of sites that are likely to come forward for development over the plan period”*.
- 3.3 Our methodology follows standard development appraisal conventions, which is advocated by the PPG on Viability, using locally-based sites and assumptions that reflect local market circumstances and emerging planning policy requirements. The study is therefore specific to Welwyn Hatfield and reflects the Council’s planning policy requirements.

Approach to testing development viability

- 3.4 Appraisal models can be summarised via the diagram at Figure 3.4.1. The total scheme value is calculated, as represented by the left hand bar. This includes the sales receipts from the private housing (the hatched portion) and the payment from a Registered Provider (‘RP’) (the chequered portion) for the completed affordable housing units. For a commercial scheme, scheme value equates to the capital value of the rental income after allowing for rent free periods and purchaser’s costs. The model then deducts the build costs, fees, interest, planning obligations, CIL and developer’s profit. A ‘residual’ amount is left after all these costs are deducted – this is the land value that the Developer would pay to the landowner. The residual land value is represented by the brown portion of the right hand bar in the diagram.

Figure 3.4.1 Residual Valuation



- 3.5 The Residual Land Value is normally a key variable in determining whether a scheme will proceed. If a proposal generates sufficient positive land value (in excess of existing use value, discussed later), it will be implemented. If not, the proposal will not go ahead, unless there are alternative funding sources to bridge the 'gap'.
- 3.6 Issues with establishing key appraisal variables are summarised as follows:
- Development costs are subject to national and local monitoring and can be reasonably accurately assessed in 'normal' circumstances. In boroughs like Welwyn Hatfield, some sites will be previously developed. These sites can sometimes encounter 'exceptional' costs such as decontamination. Such costs can be very difficult to anticipate before detailed site surveys are undertaken;
 - Assumptions about development phasing, phasing of CIL and Section 106 contributions, and infrastructure required to facilitate each phase of the development will affect residual values. Where the delivery of a planning obligation is deferred, the lower the real cost to the applicant (and the greater the scope for increased affordable housing and other planning obligations). This is because the interest cost is reduced if the costs are incurred later in the development cashflow; and
 - While Developer's Profit has to be assumed in any appraisal, its level is closely correlated with risk. The PPG identifies a range of 15% to 20% for private housing development. Typically, developers and banks are targeting around 17.5% profit on value of the private housing element.
- 3.7 Ultimately, the landowner will make a decision on implementing a project on the basis of return and the potential for market change, and whether alternative developments might yield a higher value. The landowner's 'bottom line' will be achieving a residual land value

that sufficiently exceeds 'existing use value'¹⁴ or another appropriate benchmark to make development worthwhile. The margin above existing use value may be considerably different on individual sites, where there might be particular reasons why the premium to the landowner should be lower or higher than other sites.

- 3.8 Clearly, however, landowners have expectations of the value of their land which often exceed the value of the existing use. Ultimately, if landowners' *reasonable* expectations are not met, they will not voluntarily sell their land and (unless a Local Authority is prepared to use its compulsory purchase powers) some may simply hold on to their sites, in the hope that policy may change at some future point with reduced requirements. However, the communities in which development is brought forward also have reasonable expectations that development will mitigate its impact, in terms of provision of community infrastructure, which will reduce land values. It is within the scope of those expectations that developers have to formulate their offers for sites. The task of formulating an offer for a site is complicated further still during buoyant land markets, where developers have to compete with other developers to secure a site, often speculating on increases in value.

Viability benchmark

- 3.9 In 2019 (with re-issues in 2021 and 2023), the government published a revised NPPF, which indicates at paragraph 34 that *"Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, green and digital infrastructure). Such policies should not undermine the deliverability of the plan"*. The revised PPG on Viability indicates that for the purposes of testing viability, local authorities should have regard to existing use value of land plus a premium for the landowner to incentivise release for redevelopment. The PPG on Viability sets out that,

"the premium for the landowner should reflect the minimum return at which it is considered a reasonable landowner would be willing to sell their land. The premium should provide a reasonable incentive, in comparison with other options available, for the landowner to sell land for development while allowing a sufficient contribution to fully comply with policy requirements" (paragraph 013, Ref ID 10-013-20190509).

- 3.10 Guidance from other planning authorities is also helpful in understanding benchmark land value. The Mayor of London's Affordable Housing and Viability SPG focuses on decision making in development management, rather than plan making, but indicates that benchmark land values should be based on existing use value plus a premium. It goes on to set out that the EUV should be *"fully justified based on the income generating capacity of the existing use with reference to comparable evidence on rents, which excludes hope value associated with development on the site or alternative uses"*. With respect to the premium, the SPG identifies that, *"Premiums above EUV should be justified, reflecting the circumstances of the site. For a site which does not meet the requirements of the landowner or creates ongoing liabilities/costs, a lower or no premium would be expected compared with a site occupied by profit-making businesses that requires relocation"*.
- 3.11 The Local Housing Delivery Group published guidance¹⁵ in June 2012 which provides guidance on testing viability of Local Plan policies. The guidance notes that *"consideration of an appropriate Threshold Land Value [or viability benchmark] needs to take account of the fact that future plan policy requirements will have an impact on land values and landowner expectations. Therefore, using a market value approach as the starting point carries the risk of building-in assumptions of current policy costs rather than helping to inform the potential for future policy"*.

¹⁴ For the purposes of this report, existing use value is defined as the value of the site in its existing use, assuming that it remains in that use. We are not referring to the RICS Valuation Standards definition of 'Existing Use Value'.

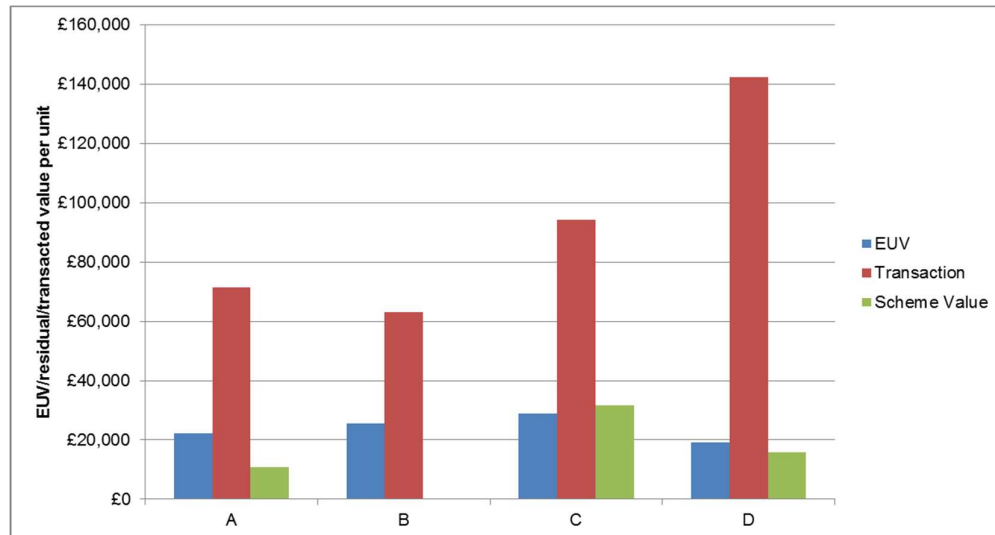
¹⁵ Viability Testing Local Plans, Advice for planning practitioners, Local Housing Delivery Group, Chaired by Sir John Harman, June 2012

- 3.12 In light of the weaknesses in the market value approach, the Local Housing Delivery Group guidance recommends that benchmark land value *“is based on a premium over current use values”* with the *“precise figure that should be used as an appropriate premium above current use value [being] determined locally”*. The guidance considers that this approach *“is in line with reference in the NPPF to take account of a “competitive return” to a willing land owner”*.
- 3.13 The examination on the Mayor of London’s first CIL charging schedule in January 2012 considered the issue of an appropriate land value benchmark. The Mayor had adopted existing use value, while certain objectors suggested that ‘Market Value’ was a more appropriate benchmark. The Examiner concluded that:
- “The market value approach.... while offering certainty on the price paid for a development site, suffers from being based on prices agreed in an historic policy context.” (Paragraph 8)* and that *“I don’t believe that the EUV approach can be accurately described as fundamentally flawed or that this examination should be adjourned to allow work based on the market approach to be done”* (paragraph 9).
- 3.14 In his concluding remark, the Examiner points out that
- “the price paid for development land may be reduced [so that CIL may be accommodated]. As with profit levels there may be cries that this is unrealistic, but **a reduction in development land value is an inherent part of the CIL concept.** It may be argued that such a reduction may be all very well in the medium to long term but it is impossible in the short term because of the price already paid/agreed for development land. The difficulty with that argument is that if accepted the prospect of raising funds for infrastructure would be forever receding into the future. In any event in some instances it may be possible for contracts and options to be re-negotiated in the light of the changed circumstances arising from the imposition of CIL charges.* (Paragraph 32 – emphasis added).
- 3.15 It is important to stress, therefore, that there is no single threshold land value at which land will come forward for development, particularly in urban areas. The decision to bring land forward will depend on the type of owner and, in particular, whether the owner occupies the site or holds it as an asset; the strength of demand for the site’s current use in comparison to others; how offers received compare to the owner’s perception of the value of the site, which in turn is influenced by prices achieved by other sites. Given the lack of a single threshold land value, it is difficult for policy makers to determine the minimum land value that sites should achieve. This will ultimately be a matter of judgement for each planning authority.
- 3.16 Respondents to consultations on planning policy documents in other authorities have suggested that charging authorities should run their analysis using benchmark land values based on market values. This would be an extremely misleading measure against which to test viability, as market values should reflect *existing policies already in place*, and would consequently tell us nothing as to how future (as yet un-adopted) policies might impact on viability. It has been widely accepted elsewhere that market values are inappropriate for testing planning policy requirements. The PPG on Viability now recognises this issue and states in no fewer than five places that prices paid for sites should not be used as benchmark land values. It also warns that there may be a fundamental mismatch between benchmark land values and prices paid for sites, as developers will use their own ‘personal’ inputs to their appraisals for formulating bids for sites and these inputs may depart from standard assumptions.
- 3.17 Relying upon historic transactions is a fundamentally flawed approach, as offers for these sites will have been framed in the context of current planning policy requirements, so an exercise using these transactions as a benchmark would tell the Council nothing about the potential for sites to absorb as yet unadopted policies. Various Local Plan inspectors and CIL examiners have accepted the key point that Local Plan policies and CIL will ultimately result in a reduction in land values, so benchmarks must consider a reasonable minimum

threshold which landowners will accept. For local authority areas such as Welwyn Hatfield, the 'bottom line' in terms of land value will be the value of the site in its existing use.

- 3.18 Commentators also make reference to 'market testing' of benchmark land values. This is another variant of the benchmarking advocated by respondents outlined at paragraph 3.16. These respondents advocate using benchmarks that are based on the prices that sites have been bought and sold for. There are significant weaknesses in this approach which none of the respondents who advocate this have addressed. In brief, prices paid for sites are a highly unreliable indicator of their actual value, due to the following reasons:
- Transactions are often based on bids that 'take a view' on squeezing planning policy requirements below target levels. This results in prices paid being too high to allow for policy targets to be met. If these transactions are used to 'market test' CIL rates, the outcome would be unreliable and potentially highly misleading.
 - Historic transactions of housing sites are often based on the receipt of grant funding, which is no longer available in most cases.
 - There would be a need to determine whether the developer who built out the comparator sites actually achieved a profit at the equivalent level to the profit adopted in the viability testing. If the developer achieved a sub-optimal level of profit, then any benchmarking using these transactions would produce unreliable and misleading results.
 - Developers often build assumptions of growth in sales values into their appraisals, which provides a higher gross development value than would actually be achieved today. Given that our appraisals are based on current values, using prices paid would result in an inconsistent comparison (i.e. current values against the developer's assumed future values). Using these transactions would produce unreliable and misleading results.
- 3.19 These issues are evident from a BNP Paribas Real Estate review of evidence submitted in viability assessments where the differences between the value ascribed to developments by applicants and the amounts the sites were purchased for by the same parties. The prices paid exceeded the value of the consented schemes by between 52% and 1,300%, %, as shown in Figure 3.19.1. This chart compares the residual value of four central London development proposals to the sites' existing use values and the price, which the developers paid to acquire the sites (all the data is on a per unit basis).

Figure 3.19.1: Comparison of scheme residual values to existing use value and price paid for site



- 3.20 The issue is recognised in the May 2019 revisions to the PPG, which draw attention to the propensity for prices paid for sites to exceed benchmark land values *“due to different assumptions and methodologies used by individual developers, site promoters and landowners”* (para 014, reference ID 10-014-20190509). As a consequence, the PPG goes on to identify in the same para that market evidence, *“should not be used in place of benchmark land value [as] there may be a divergence between benchmark land values and market evidence”*.
- 3.21 The PPG on Viability indicates that planning authorities should adopt benchmark land values based on existing use values. It then goes on to suggest that the premium above existing use value can be informed by land transactions. This would in effect simply level benchmark land values up to market value, with all the issues associated with this (as outlined above). The PPG does temper this approach by indicating that *“the landowner premium should be tested and balanced against emerging policies”* and that *“the premium should provide a reasonable incentive for a land owner to bring forward land for development while allowing a sufficient contribution to comply with policy requirements”*. The guidance also stresses in several places that “price paid for land” should not be reflected in viability assessments. This would exclude use of transactional data thus addressing the issues highlighted in paragraphs 3.16 and 3.18.
- 3.22 For the reasons set out above, the approach of using existing use values is a more reliable indicator of viability than using market values or prices paid for sites, as advocated by certain observers. Our assessment follows this approach, as set out in Section 4.

4 Development appraisals

Residential development

- 4.1 We have appraised 13 residential development typologies, reflecting both the range of sales values/capital values and also sizes/types of development and densities of development across the borough. The Council have reviewed historic planning applications and have based the appraisal typologies on a range of actual developments within the borough. These typologies are therefore reflective of developments that have been consented /delivered as well as those expected to come forward in the Welwyn Hatfield area in future.
- 4.2 Details of the schemes appraised are provided in Table 4.2.1 and Table 4.2.2 summarises the housing mix adopted for the purpose of this assessment. We have arrived at these typologies based on a combination of the SLP 2016 position and past completions in the borough.

Table 4.2.1: Development typologies

	No. Resi units	Description of Development	Net dev area (ha)	Dev density (units per ha)
1	1	House	0.04	25
2	5	Houses	0.12	40
3	10	Houses	0.25	40
4	12	Flats and Houses	0.14	86
5	24	Flats	0.20	120
6	50	Houses	1.25	40
7	70	Houses	2.33	30
8	100	Flats	1.00	100
9	160	Houses	4.00	40
10	200	Flats and Houses	3.33	60
11	400	Flats and Houses	16.00	25
12	650	Flats and Houses	26.00	25
13	1,000	Flats and Houses	40.00	25

Table 4.2.2: Unit Mix (across all tenures taken together)

Site type	1 Bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	5 bed house
Unit size	50 sq m	70 sq m	79 sq m	102 sq m	124 sq m	134 sq m
1	0%	0%	0%	100%	0%	0%
2	0%	0%	40%	60%	0%	0%
3	0%	0%	40%	60%	0%	0%
4	0%	75%	0%	25%	0%	0%
5	40%	60%	0%	0%	0%	0%
6	0%	0%	16%	32%	28%	24%
7	0%	0%	18%	54%	28%	0%

Site type	1 Bed flat	2 bed flat	2 bed house	3 bed house	4 bed house	5 bed house
Unit size	50 sq m	70 sq m	79 sq m	102 sq m	124 sq m	134 sq m
8	40%	60%	0%	0%	0%	0%
9	0%	0%	18%	54%	28%	0%
10	9%	16%	13%	32%	18%	12%
11	11%	0%	24%	42%	20%	3%
12	15%	10%	14%	41%	21%	0%
13	15%	10%	14%	41%	21%	0%

- 4.3 With respect to the size of units adopted in the study, these are informed by the minimum gross internal floor areas set out in the DCLG's Technical Housing standards nationally described space standard published in March 2015.

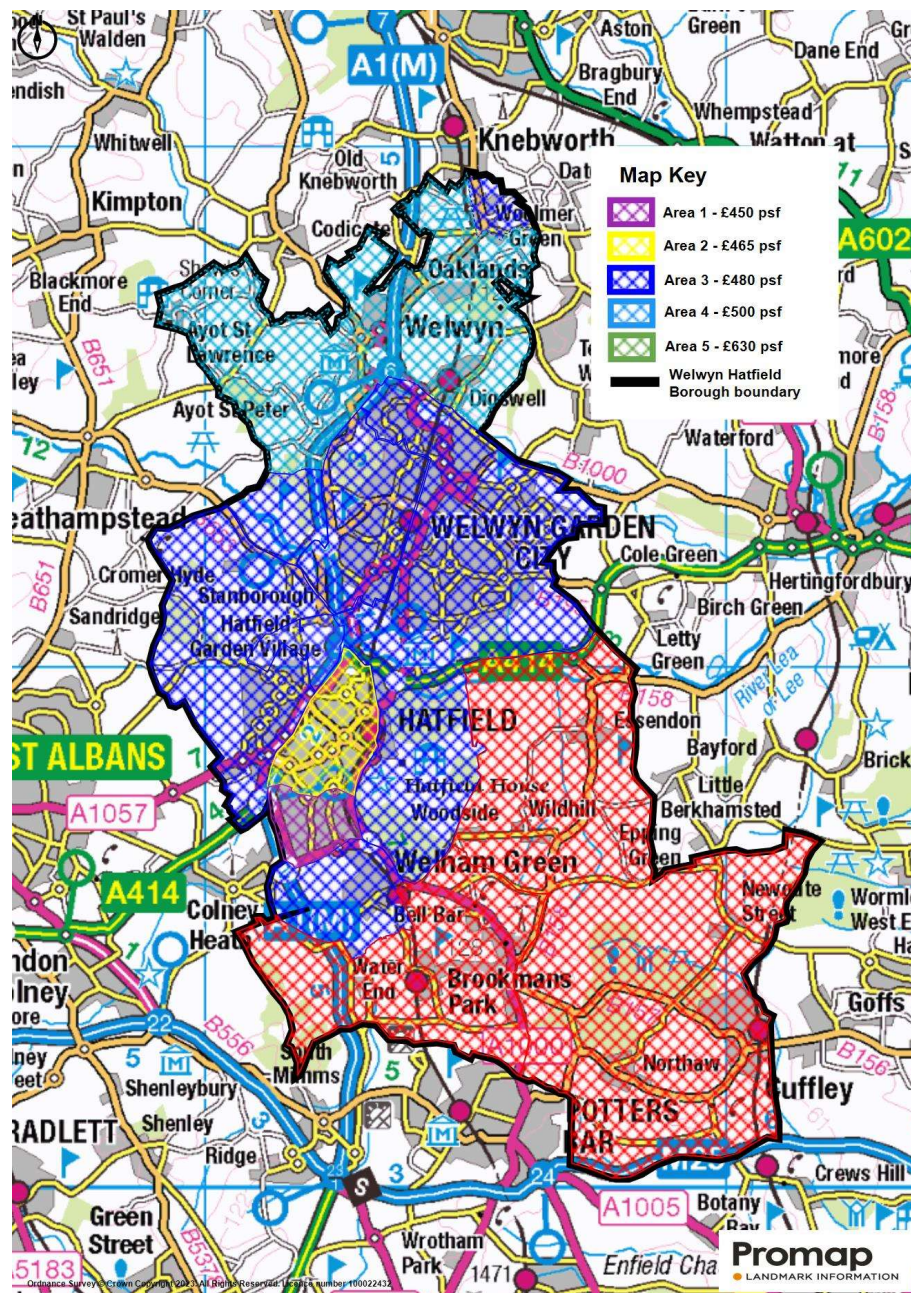
Residential sales values

- 4.4 Residential values in the area reflect national trends in recent years but do of course vary between different sub-markets. We have undertaken research on residential values in the Borough using sources including; LandInsight, which draws data from the Land Registry, Rightmove online database and new homes marketing websites. We considered the comparable evidence of transacted properties in the area as well as properties on the market to establish appropriate values for testing purposes. This exercise indicates that developments in the Borough attract average sales values ranging from circa £4,844 per square metre (£450 per square foot) to £6,781 per square metre (£630 per square foot). In general, higher values are achieved in the northern and southern rural villages/hamlets in the Borough (such as Brookmans Park, Little Heath, Essendon, Cuffley, Welwyn, Digswell, Oaklands and Mardley Heath etc). Lower values are achieved in and around Hatfield (including Hatfield, South Hatfield, Ellenbrook and Birchwood). The market areas are illustrated in Figure 4.4.1 below.
- 4.5 We have applied the average sales values set out in Table 4.5.1 in our appraisals, which reflects the range set out in Figure 4.4.1.

Table 4.5.1: Average sales values adopted in Welwyn Hatfield appraisals

Area	Ave values £s per sq m	Ave values £s per sq ft
1 South Hatfield	£4,844	£450
2 Hatfield and Birchwood	£5,005	£465
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, north west of Hatfield, Welham Green and Woolmer Green.	£5,167	£480
4 Welwyn, Oaklands, Mardley Heath and Digswell	£5,382	£500
5 Brookman's Park, Little Heath Cuffley, Essendon and surrounding rural area	£6,781	£630

Figure 4.4.1: Average sales values in Welwyn Hatfield Borough



Source: Map – Promap, Values – BNPPRE research utilising data from Land Registry and Rightmove

- 4.6 As noted earlier in the report, major agents predict that sales values will increase over the medium term (i.e. the next five years). Whilst this predicted growth cannot be guaranteed, we have run a sensitivity analysis assuming growth in sales values accompanied by cost inflation as summarised in Table 4.6.1. The growth and inflation rates in Table 4.6.1 are intended to provide an illustration of the impact of a potential set of growth and inflation rates on the appraisals, but should be viewed with a degree of caution. Markets are cyclical and clearly values could rise as well as fall, but the long term trend over the period post 1945 has been real growth of 3% per annum (i.e. net of inflation) when the peaks and troughs are smoothed.

Table 4.6.1 Growth scenario

Source	2023	2024	2025	2026	2027	Cumulative 2023-2027
Values	3.5%	4.0%	4.0%	4.0%	4.0%	21.1%
Costs	2.0%	2.0%	2.0%	2.0%	2.0%	10.4%

Affordable housing tenure and values

- 4.7 LP 2016 Policy SP 7 (Type and Mix of Housing) identifies that - subject to viability - a proportion of new homes built in the borough will be for affordable housing sought on the following basis:

Table 4.7.1: Policy SP 7 – affordable housing

Location	On-site delivery target
Hatfield (including SDS5)	25%
Welwyn Garden City (including SDS1, SDS2, SDS3)	30%
Excluded villages	35%
Re-development or re-use of Major Developed Sites or other previously developed sites in sustainable locations compatible with Green Belt policy	30%

- 4.8 These on-site targets apply to developments, including mixed use schemes, involving 10 or more new dwellings or sites of 0.5 ha or more.
- 4.9 LP 2016 policy is not prescriptive with respect to the tenure split, and supporting paragraph 9.17 indicates that “*Applicants will need to demonstrate how they have taken into account the Council's latest evidence of need in terms of tenure, type and size of dwelling so that a range of housing is delivered to meet the needs of different groups in the community including families with children*”. The Council's Housing Team have advised that based on the current assessment of need, the Council's starting point is 51% Social Rented housing and the remaining 49% could be met by a range of intermediate products. The Housing Team have indicated that at present there is not much need for shared ownership units as they regard these as being well provided for across the Borough and consequently the Council's preference within the 49% is for an increased level of Affordable Rented units. We understand that the mix can vary on occasion depending on viability.
- 4.10 To establish the capital value of the rented units, we have used a discounted cashflow model which replicates the approach used by registered providers when preparing bids to acquire new housing stock. The model projects the rents over a 35 year period and deducts the estimated voids and bad debts, management costs, maintenance costs and allowances for major repairs. The model establishes the present value of the net rental income by applying a discount rate (reflecting the cost of funds and RP's risk margin), reflecting the price that can, in principle be paid to acquire the completed units from a developer. With respect to the social rented accommodation the model calculates the gross rent for these properties derived from a combination of property values (as at January 1999), local earnings and property size subject to not exceeding the rent cap for the 2023-2024 period, in line with HCA guidance.
- 4.11 Our appraisals of the Affordable Rent accommodation assume that the rented housing is let at rents that do not exceed the relevant Local Housing Allowance caps, which reflect the maximum rents that RPs are permitted to charge, as shown in Table 4.11.1. Most of the borough is located within the South East Herts Broad Rental Market Area ('BRMA'), while small parts of the south of the borough fall within the Outer North London BRMA and the west of the borough in the South West Herts BRMA. We have applied the South East Herts

LHAs in our assessment.

Table 4.11.1: South East Herts BRMA LHAs (per week)

One Bedroom	Two Bedroom	Three Bedroom	Four Bedroom
£172.60	£212.88	£276.16	£322.19

- 4.12 RPs are permitted to increase rents by CPI plus 1% per annum which we have reflected in our assessment.
- 4.13 The Homes England ‘*Affordable Homes Programme 2021-2026*’ document clearly states that Registered Providers will not receive grant funding for any affordable housing provided through planning obligations on developer-led developments. Consequently, all our appraisals assume nil grant. Clearly if grant funding does become available over the plan period, it should facilitate an increase in the provision of affordable housing when developments come forward

Benchmark land values for residential analysis

- 4.14 Benchmark land values, based on the existing use value or alternative use value of sites are key considerations in the assessment of development economics for testing potential CIL rates. Clearly, there is a point where the Residual Land Value (what the landowner receives from a developer) that results from a scheme may be less than the land’s existing use value. Existing use values can vary significantly, depending on the demand for the type of building relative to other areas. Similarly, subject to planning permission, the potential development site may be capable of being used in different ways – as a hotel rather than residential for example; or at least a different mix of uses. Existing use value or alternative use value are effectively the ‘bottom line’ in a financial sense and therefore a key factor in this study.
- 4.15 We have arrived at a broad judgement on the likely range of benchmark land values. On previously developed sites, our calculations assume that the landowner has made a judgement that the current use does not yield an optimum use of the site; for example, it has fewer storeys than neighbouring buildings; or there is a general lack of demand for the type of space, resulting in low rentals, high yields and high vacancies (or in some cases no occupation at all over a lengthy period). We would not expect a building which makes optimum use of a site and that is attracting a reasonable rent to come forward for development, as residual value may not exceed current use value in these circumstances.
- 4.16 Given the scale of the housing sites that the council anticipate bringing forward, a majority will be brought forward on land that has not been previously developed. Open, greenfield or other forms of previously undeveloped or unused land have very low existing use values (typical agricultural land values are in the region of £26,000 per hectare¹⁶).
- 4.17 Residential development generates significantly higher land values and this feeds into landowner expectations. Benchmark land values for greenfield sites are typically ten to fifteen times agricultural land values. This is reflected in the range identified in research undertaken by MHCLG, which suggested a range of greenfield land values from £247,000 to £371,000 per gross hectare (£100,000 to £150,000 per gross acre). In our experience, a similar range of values has been applied in viability assessments on schemes submitted for planning. We note that based on the agricultural land value identified for Hertfordshire by the MHCLG identified in para 4.15 above, Greenfield land value will range between £260,000 to £390,000 per hectare
- 4.18 Strutt and Parker report in the *English Estates & Farmland Market Review Summer 2023* that agricultural land values in across England range between £19,274 to £27,182 per Hectare (£7,800 per acre and £11,100 per acre). Taking into consideration the ten to fifteen

¹⁶ Based on Ministry of Housing, Communities and Local Government (‘MHCLG’) ‘Land value estimates for policy appraisal 2019’ published 18 August 2020 – Hertfordshire Agricultural Land value per hectare

times agricultural value this results in a value range for such land of £192,742 to £407,723 per hectare. In their “The Farmland Market” report published in January 2023, Savills identify that, “the average value of GB farmland increased by 8.9% in 2022 to £7,800 per acre” and that “Prime arable land in the East of England is now on average worth over £10,000 per acre”.

- 4.19 The 2019 PPG indicates that benchmark land values should be based on existing use value plus a premium to incentivise the release of sites for development. The PPG states very clearly that transactional data should be treated with caution, as using historic transactions of non-policy compliant developments can inflate land values over time (para 014). The PPG also states that prices paid for sites should not be relied upon for establishing existing use values and that hope value should be disregarded (para 015). Furthermore, the PPG indicates that any premium to be added to existing use value should provide an incentive to landowners to bring land forward, but critically this must be balanced with the need to provide “a sufficient contribution to comply with policy requirements” (para 016).
- 4.20 Ultimately, landowners cannot crystallise an uplift in the value of their land in the absence of planning permission; if planning can only be granted if developments contribute towards the cost of supporting infrastructure, and this impacts on land values, then this adjustment would need to be accepted by landowners. The alternative is that the sites remain undeveloped in their existing (low value) use.
- 4.21 For testing purposes, we have adopted both ends of the value range i.e. £250,000 and £400,000 per gross hectare.
- 4.22 In any area, there will be evidence of higher prices being paid for land than the values identified above. In many cases, the results of our appraisals indicate that developments will generate significantly higher residual land values than the benchmark land values above and, in those circumstances, developers will be able to pay more for land than the benchmark values we have adopted. However, the prices that developers pay for land varies significantly depending on a range of circumstances and high land prices paid for certain sites should not be applied across the board where circumstances differ. Ultimately, the PPG requires a balance to be struck between providing a sufficient and reasonable incentive to landowners and the need to secure contributions to planning policy requirements. The market will not voluntarily provide contributions to planning policy objectives if this results in reduced land values, so reliance on market pricing of land without adjustment would produce inherently unreliable outcomes.
- 4.23 Sites in towns and other settlements may either come forward on open land or on sites that have been previously developed. The types of existing uses on the site are diverse and it is not possible within the confines of an area-wide viability assessment to undertake a detailed analysis of the likely value of each site. For the purposes of the exercise, we have adopted a higher value of £500,000 per gross hectare to introduce further caution into the assessment, which reflects the value of urban open space and other residential backlands.
- 4.24 We have also tested schemes against a benchmark of lower value secondary industrial space on a hectare of land, with 40% site coverage and 1 storey. The rent assumed is based on such lettings of second hand premises in the area at £9.23 per square foot. We have assumed a £61.04 per square foot (£657 per square metre) allowance for refurbishment and a letting void/rent free of two and a half years. The capital value of the building would be £1.973 million, to which we have added a 20% premium, resulting in a benchmark of £2.170 million.

Table 4.24.1: Benchmark Land Values for residential analysis

Use	Benchmark per gross hectare
BLV 1 - Industrial	£2,170,000
BLV 2 - Urban Openspace and other residential backlands	£500,000
BLV 3 - Greenfield (higher)	£400,000
BLV 4 - Greenfield (lower)	£250,000

- 4.25 We are aware that some agents acting on behalf of landowners value sites by reference to net developable area and also refer to values prior to the deduction of Section obligations. Clearly for the purposes of testing emerging planning policies, these approaches to land value are inappropriate as the exercise is seeking to determine the capacity of developments to absorb plan policies. For the purposes of clarity, the benchmark land values adopted reflect an amount that a developer would pay for the gross site area, after deducting all costs associated with the development.
- 4.26 Redevelopment proposals that generate residual land values below existing use values are unlikely to be delivered. While any such thresholds are only a guide in 'normal' development circumstances, it does not imply that individual landowners, in particular financial circumstances, will not bring sites forward at a lower return or indeed require a higher return. If proven existing use value justifies a higher benchmark than those assumed, then appropriate adjustments may be necessary. As such, existing use values should be regarded as benchmarks rather than definitive fixed variables on a site by site basis.
- 4.27 The four benchmark land values used in this study have been selected to provide a broad indication of likely land values across the Borough, but it is important to recognise that other site uses and values may exist on the ground. There can never be a single threshold land value at which we can say definitively that land will come forward for development, especially in urban areas.

Commercial development

- 4.28 We have appraised a series of commercial development typologies, reflecting a range of use classes at average rent levels achieved on lettings of commercial space in actual developments, see Table 4.28.1. In each case, our assessment assumes an intensification of the site, based on three current commercial uses of the site, providing a range of current use values. In each case, the existing use value assumes that the existing building is 30% of the size of the new development, with a lower rent and higher yield reflecting the secondary nature of the building.

Table 4.28.1: Development typologies

Appraisal input	Total floor area (sq ft)
Office	40,000
Science park lab enabled office space	40,000
Industrial and warehouses	30,000
Supermarkets/ superstores and retail warehousing	53,820
All other retail	10,000
Hotel	120 bedrooms (66,600 based on Hatfield Travelodge)
Student accommodation	200 rooms (30,278 based on 301 sq ft per room)

Commercial rents and yields

- 4.29 Our research on lettings of commercial floorspace indicates a range of rents achieved. There does not appear to have been substantial commercial development activity in the borough over the past few years. New build developments are on the whole likely to attract a premium rent above second hand rents. The rents and yields adopted in our appraisals are summarised in Table 4.29.1.

Table 4.29.1: Commercial appraisal assumptions for each use

Scheme	Rent	Rent free/void period (years)	Yield
<i>Source/commentary</i>	<i>Based on average lettings sourced from EGI, Co-Star and local agents</i>	<i>BNPPRE assumption informed by research and experience of current market conditions</i>	<i>Knight Frank prime yield schedule and comparable evidence</i>
Office	Welwyn Garden City and Hatfield - £24.50 per sq ft Elsewhere - £17.00 per sq ft	1.5	7.00%
Science park lab enabled office space	£35 per sq ft	1.0	5.00%
Industrial and warehouses	£15 per sq ft	1.5	5.25%
Supermarkets/superstores and retail warehousing	Supermarkets / superstores - £18 per sq ft Retail Warehouse - £20 per sq ft	0.5 1.0	5.75% 6.25%
All other retail	Welwyn Garden City - £40.00 per sq ft Hatfield and elsewhere - £17.50 - £25.00 per sq ft	1.5	8.00%
Hotel	£7,000 per key	N/A	6.5%
Student accommodation	Blended rate adopted - £200 per room per week	N/A	5.50%

Benchmark land values for commercial analysis

- 4.30 Our appraisals of commercial floorspace test the viability of developments on existing commercial sites. For these developments, we have assumed that the site currently accommodates one of three possible existing or current uses (i.e. thereby allowing the site to be assessed in relation to a range of three existing or current use values (shown as CUVs in our appraisals)). This also assumes that the redevelopment of such sites involves the intensification of the use of the site. We have assumed lower rents and higher yields for existing space than the planned new floorspace. This reflects the lower quality and lower demand for second hand space, as well as the poorer covenant strength of the likely occupier of second hand space. A £61.04 per sq ft (£657 per sq ft) refurbishment cost is allowed for to reflect costs that would be incurred to secure a letting of the existing space. A blanket assumption of a 20% premium has been adopted to the resulting existing use value as an incentive for the site to come forward for development. The actual premium would vary between sites, and be determined by site-specific circumstances, so the 20% premium has been adopted as a cautious 'top of range' scenario for testing purposes.

Table 4.30.1: Benchmark Land Values for commercial analysis

Commercial Typology tested	Existing / current use floorspace as a % of new development floorspace	Rent on current / existing floorspace (per sq ft)	Yield on current / existing floorspace	Rent Free on current / existing space (years)
Office	40%	£9.23 £11.50 £16.50	6.75% 6.75% 8.25%	2.5
Science park lab enabled office space	40%	£9.23 £11.50 £16.50	6.75% 6.75% 8.25%	2.5
Industrial and warehouses	40%	£9.23 £11.50 £16.50	6.75% 6.75% 8.25%	2.5
Supermarkets/superstores and retail warehousing	40%	£9.23 £11.50 £16.50	6.75% 6.75% 8.25%	2.5
All other retail	40%	£16.50 £18.00 £20.00	8.25%	2.5
Hotel	40%	£9.23 £11.50 £16.50	6.75% 6.75% 8.25%	2.5
Student accommodation	40%	£16.50	8.25%	2.5

Build costs

- 4.31 Advice on build costs has been provided by WT Partnership ('WTP'), who advised the Council on the extra over costs associated with LP 2016 policy requirements. WTP have also undertaken numerous site-specific assessments of build costs associated with viability submissions in support of planning applications in the borough. In addition to the build costs outlined below, our appraisals include a contingency of 5% of build costs. Our approach is set out in Table 4.31.1 below.

Table 4.31.1 Build costs adopted in study

Typology	Base build cost £ per sq ft	External works	Total Cost (before policy costs)
Houses	£1,972	10%	£2,169
Flats: - Lower Density (typologies 10, 11, 12 and 13) - Higher Density (typologies 4, 5 and 8)	£2,146 £2,610	10%	£2,361 £2,871
Office	£2,726	10%	£2,999
Science park lab enabled office space	£3,248	10%	£3,573
Industrial and warehouses	£1,450	10%	£1,595
Supermarkets/superstores and retail warehousing	£2,204	10%	£2,424
All other retail	£2,749	10%	£3,024
Hotel	£2,749	10%	£3,024
Student accommodation	£2,552	10%	£2,807

- 4.32 In addition to the base costs on the houses, we have included an allowance which equates to an additional 2% for demolition and site preparation costs. We have also assumed a gross to net ratio of 100%.
- 4.33 In addition to the base costs on flats, we have included an allowance which equates to an additional 2% for demolition and site preparation costs. Our appraisals assume a gross to net ratio of between 75% and 85% for flats, depending on the density of the scheme.
- 4.34 On the commercial schemes we have allowed for a demolition cost of £12.76 per sq ft.
- 4.35 On the large typologies (typologies 11, 12 and 13), we have included an allowance of £23,000 per residential unit for infrastructure costs as such sites are likely to require the development of such infrastructure to open up the sites for development.
- 4.36 We have adopted extra over costs associated with LP 2016 policy requirements as advised by WTP. We summarise these costs below, which we have incorporated within our appraisals.
- 4.37 In WTP's opinion, to achieve a sustainable home in accordance with policies SP 1 and SP 10 will add circa £5,000 per residential unit over and above the base build costs, however this excludes the additional costs for SUDs and attenuation.
- 4.38 The Council's Policy SADM 13 (Sustainability Requirements) in LP 2016 sets out the Council's aspiration to achieve BREEAM 'Excellent' on all non-residential development with a floorspace of 1,000 square metres or more unless it is demonstrated that it is not technically feasible or viable to do so, in which case such proposals will be required to demonstrate a 'Very Good' rating. In this regard we have included an allowance of 3% of base build costs towards achieving BREEAM 'excellent' in our commercial appraisals as advised by WTP.
- 4.39 WTP have advised that the costs of SUDs and attenuation is very much dictated by the size of a site, density and ground conditions. It is also dependant on the approach the developer undertakes e.g. using green roofs, permeable paving, simple rainwater harvesting, swales, or water storage etc. The typologies included in this area wide assessment vary greatly from a single unit to 1,000 units. Nevertheless WTP's considered advice to test in this study is that the Council's Policy requirements would add an average cost of circa £1,500 to £2,000 per unit.

Accessibility standards

- 4.40 In line with the requirements of Policy SP 7 – Type and Mix of Housing we have tested the impact of applying accessible and adaptable dwellings standards (Category 2) at the rates summarised in Table 4.40.1. These costs are based on the MHCLG '*Housing Standards Review: Cost Impacts*' study, but converted into percentages of base construction costs (see calculations at **Appendix 1**) so that they can be applied to contemporary costs.

Table 4.40.1: Costs of accessibility standards (% uplift to base construction costs)

Standard	Flats	Houses
M4(2) accessible	1.15%	0.54%
M4(3) (a) accessible and adaptable	9.28%	10.77%
M4(3) (b) wheelchair adaptable	9.47%	23.80%

- 4.41 Our appraisals assume that for development of 5 units or more, 20% of units are constructed to meet wheelchair accessibility standards (Category 2).

Self-build and custom housebuilding

- 4.42 Policy SP 7 requires that on sites with 100 or more non-flatted dwellings, developers provide 2% of dwellings as serviced plots for self-build and custom housebuilding . We have accordingly allowed for this policy requirement in our appraisals. We have adopted a conservative position for these units assuming that these are delivered as cost neutral plots i.e. the revenue received matches the costs of delivering serviced plots.

Biodiversity Net Gain

- 4.43 We have tested the requirement for a 10% increase in biodiversity in perpetuity by applying an increase in build costs of 0.8%, as indicated in the '*Biodiversity net gain and local nature recovery strategies Impact Assessment*' (DEFRA, 2019).

Professional fees

- 4.44 In addition to base build costs, schemes will incur professional fees covering design, valuation, highways and planning consultants and the cost of preparing and submitting the planning application and so on. Our appraisals incorporate 8% (typologies 10 to 13) to 10% (typologies 1 to 9) allowances, which are at the middle to higher end of the range for most schemes.

Development finance

- 4.45 Our appraisals assume that development finance can be secured at a rate of 6.5%, inclusive of arrangement and exit fees, reflective of current funding conditions.

Marketing costs

- 4.46 Our appraisals on residential developments incorporate an allowance of 2.5% for marketing costs, which includes show homes and agents' fees, plus 0.25% for sales legal fees.
- 4.47 For commercial schemes we have allowed for letting agents and legal fees of 10% and 5% respectively on the first year's rent. We also incorporate an allowance for sales agent and legal fees of 1% and 0.5% respectively on the capital value.

Acquisition/Purchasers costs

- 4.48 Our appraisals deduct Stamp Duty at 5%, acquisition agent's fees at 1%; and acquisition legal fees at 0.8% of residual land value.

Section 106 costs

- 4.49 To account for residual Section 106 requirements, we have included an allowance of £3,500 per unit for residential schemes. This is based on analysis of allowances secured on planning applications that the Council has consented in the Borough over the last three years.
- 4.50 The extent to which the Council will seek Section 106 contributions on commercial floorspace is unclear at this stage, but we have incorporated a notional £20 per square metre allowance. We consider this to be a reasonable proxy for likely sums the Council is likely to seek after it adopts CIL.
- 4.51 The actual amounts will of course be subject to site-specific negotiations when schemes are brought forward through the development management process and are likely to vary. Notwithstanding this, we consider these assumptions to be reasonable and possibly conservative allowances for Section 106, as we understand that going forward the Council will seek to secure the majority of contributions through CIL rather than S106.

Development and sales periods

- 4.52 Development and sales periods vary between type of scheme. However, our sales periods are based on an assumption of a sales rate of 4 units per month, with an element of off plan sales reflected in the timing of receipts. This is reflective of current market conditions, whereas in improved markets, a sales rate of up to 8 units per month might be expected. Clearly markets are cyclical and sales periods will vary over the economic cycle and the extent to which units are sold off-plan will vary over time.

Developer's profit

- 4.53 Developer's profit is closely correlated with the perceived risk of residential development. The greater the risk, the greater the required profit level, which helps to mitigate against the risk, but also to ensure that the potential rewards are sufficiently attractive for a bank and other equity providers to fund a scheme. It is important to emphasise that the level of minimum profit is not necessarily determined by developers (although they will have their own view and the boards of the major housebuilders will set targets for minimum profit).
- 4.54 The views of the banks which fund development are more important; if the banks decline an application by a developer to borrow to fund a development, it is very unlikely to proceed, as developers rarely carry sufficient cash to fund it themselves. Consequently, future movements in profit levels will largely be determined by the attitudes of the banks towards development proposals.
- 4.55 The PPG indicates that viability testing for plan making should assume profits on private housing ranging from 15% to 20%. Perceived risk in the UK housing market is receding following the economic recovery in the second half of 2020 which continued into 2021, albeit a degree of caution remains regarding the short term economic outlook as the furlough scheme closes. We have therefore adopted a profit margin of 17.5% of private residential GDV for testing purposes, although individual schemes may require lower or higher profits, depending on site specific circumstances. Profit on commercial development is applied at 15% of GDV in line with normal market assumptions.
- 4.56 Our assumed return on the affordable housing GDV is 6%. A lower return on the affordable housing is appropriate as there is very limited sales risk on these units for the developer; there is often a pre-sale of the units to an RP prior to commencement. Any risk associated with take up of intermediate housing is borne by the acquiring RP, not by the developer.

Exceptional costs

- 4.57 Exceptional costs can be an issue for development viability on previously developed land. Exceptional costs relate to works that are 'atypical', such as remediation of sites in former industrial use and that are over and above standard build costs. However, in the absence of detailed site investigations, it is not possible to provide a reliable estimate of what exceptional costs might be, further these costs will vary on a site by site basis. Our analysis therefore excludes exceptional costs, as to apply a blanket allowance would generate misleading results.
- 4.58 It is expected however, that when purchasing previously developed sites developers will have undertaken reasonable levels of due diligence and would therefore have reflected obvious remediation costs/suitable contingencies into their purchase price. This approach is in line with the requirements of the PPG, which states that benchmark land values should be adjusted for exceptional costs, which in effect means they have a neutral impact.

5 Appraisal outputs

Residential appraisals

- 5.1 The full outputs from our appraisals of residential development are attached as **Appendix 2** and **3**. We have modelled 13 site types, reflecting different densities and types of development, which are tested in the five broad housing market areas identified in Section 4 and against the typical land value benchmarks for the Borough.

Scenarios tested

- 1 Policy position with base sales and base costs (including extra overs for planning policy requirements);
 - 35%, 30% and 25% affordable housing (51% Social Rent and 49% Affordable Rent) for typologies 3 - 13 (i.e. above 10 units);
 - 0% affordable housing for typologies 1 - 2 which fall below the threshold of 10 units.
 - 2 As (1) all with 0% affordable housing; and
 - 3 As (1) all with growth scenario set out in Table 4.6.1 assumptions applied.
- 5.2 CIL applies to net additional floor area only. Our base appraisals assume no deduction for existing floorspace¹⁷ which reflects the worst case scenario in terms of extent of liability.
- 5.3 The residual land values from each of the scenarios above in each housing value area are then compared to the benchmark land value based on the assumptions set out in paragraphs 4.16 to 4.24. This comparison enables us to determine whether the imposition of CIL would have an impact on development viability. In some cases, the equation RLV less BLV results in a negative number, so the development would not proceed, whether CIL was imposed or not. We therefore focus on situations where the RLV is greater than BLV and where (all other things being equal) the development would proceed. In these situations, CIL has the potential to 'tip the balance' of viability into a negative position.

Commercial appraisals

- 5.4 Our research on rents achieved on commercial lettings indicates a range of rents within each main use class. Our commercial appraisals therefore model base position and test the range of rates (higher and lower than the base level) and changes to yields. This enables us to draw conclusions on maximum potential rates of CIL. For each type of development tested, we have run appraisals of a quantum of floorspace, each with rent levels reflecting the range identified by our research.

Presentation of data

Residential appraisals results

- 5.5 The results for each site type are presented in tables showing the CIL rate and the corresponding RLV (which is then converted into a RLV per hectare). The RLV per hectare is then compared to the four benchmark land values, which are also expressed as a per hectare value. Where the RLV exceeds the benchmark, the amount of CIL entered into the appraisal is considered viable.
- 5.6 A sample of the format of the results is provided in Figure 5.6.1. This sample relates to site type 6.

¹⁷ Existing buildings must be occupied for their lawful use for at least six months in the three years prior to grant of planning permission to qualify as existing floorspace for the purposes of calculating CIL liability.

Figure 5.6.1: Sample format of residential results

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 resi backlands	Benchmark land value 3 - Greenfield (higher)	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 %	30%
% Social Rented	51%
% Aff Rent	49%
% Shrd Ownrshp	0%

Site area	1.79 ha
Net to gross	70%

Growth	
Sales	0%
Build	0%

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	1,147,004	642,322	-1,527,678	142,322	242,322	392,322
20	1,097,049	614,348	-1,555,652	114,348	214,348	364,348
30	1,072,072	600,360	-1,569,640	100,360	200,360	350,360
50	1,022,117	572,386	-1,597,614	72,386	172,386	322,386
70	972,163	544,411	-1,625,589	44,411	144,411	294,411
90	922,207	516,436	-1,653,564	16,436	116,436	266,436
100	897,231	502,449	-1,667,551	2,449	102,449	252,449
125	834,787	467,481	-1,702,519	-32,519	67,481	217,481
150	772,344	432,513	-1,737,487	-67,487	32,513	182,513
175	709,901	397,545	-1,772,455	-102,455	-2,455	147,545
200	647,458	362,576	-1,807,424	-137,424	-37,424	112,576
225	585,015	327,608	-1,842,392	-172,392	-72,392	77,608
250	522,571	292,640	-1,877,360	-207,360	-107,360	42,640
275	460,127	257,671	-1,912,329	-242,329	-142,329	7,671
300	397,684	222,703	-1,947,297	-277,297	-177,297	-27,297
325	335,241	187,735	-1,982,265	-312,265	-212,265	-62,265

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£100	£150	£275

Commercial appraisal results

5.7 The appraisals include a 'base' rent level, with sensitivity analyses which model rents above and below the base level (an illustration is provided in Chart 5.7.1). The maximum CIL rates are then shown per square metre, against three different current use values (see Table 4.49.1). Chart 5.7.2 provides an illustration of the outputs in numerical format, while Chart 5.7.3 shows the data in graph format. In this example, the scheme could viably absorb a CIL of between £0 and £275 per square metre, depending on the current use value. The analysis demonstrates the significant impact of very small changes in yields (see appraisals 4 and 6, which vary the yield by 0.25% up or down) on the viable levels of CIL.

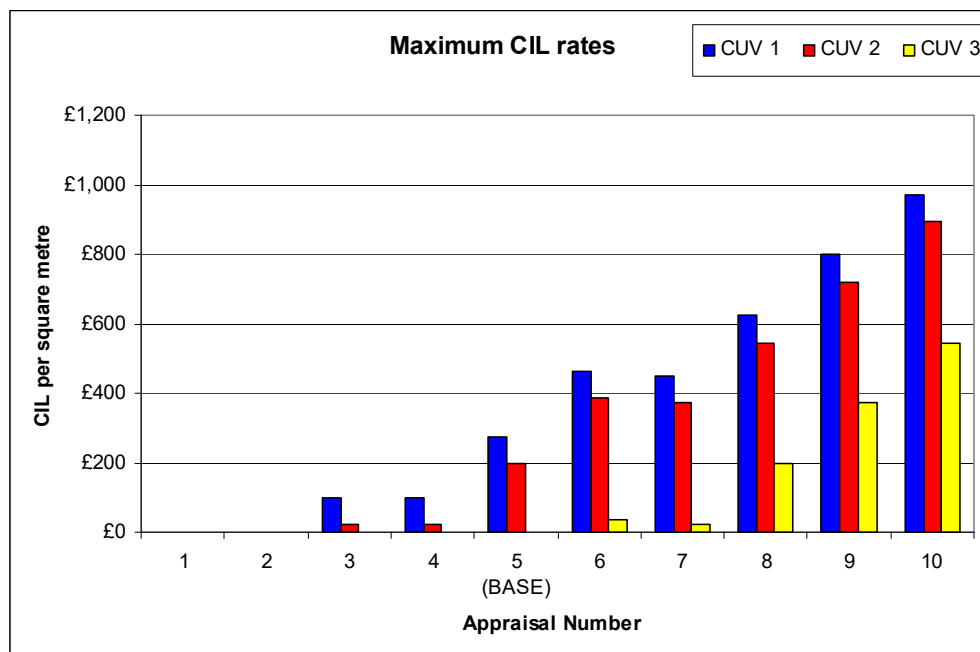
Chart 5.7.1: Illustration of sensitivity analyses

	£s per sq ft	Yield	Rent free
Appraisal 1	£21.00	6.50%	2.00 years
Appraisal 2	£22.00	6.50%	2.00 years
Appraisal 3	£23.00	6.50%	2.00 years
Appraisal 4	£24.00	6.75%	2.00 years
Appraisal 5 (base)	£24.00	6.50%	2.00 years
Appraisal 6	£24.00	6.25%	2.00 years
Appraisal 7	£25.00	6.50%	2.00 years
Appraisal 8	£26.00	6.50%	2.00 years
Appraisal 9	£27.00	6.50%	2.00 years
Appraisal 10	£28.00	6.50%	2.00 years

Chart 5.7.2: Maximum CIL rates – numerical format

	Change in rent from base	CUV 1	CUV 2	CUV 3
Appraisal 1	-14%	£0	£0	£0
Appraisal 2	-9%	£0	£0	£0
Appraisal 3	-4%	£100	£23	£0
Appraisal 4	0%	£99	£21	£0
Appraisal 5 (base)	-	£275	£197	£0
Appraisal 6	0%	£465	£387	£38
Appraisal 7	4%	£449	£371	£23
Appraisal 8	8%	£624	£546	£197
Appraisal 9	11%	£798	£720	£371
Appraisal 10	14%	£972	£894	£546

Chart 5.7.3: Maximum CIL rates – graph format



6 Assessment of the results

- 6.1 This section should be read in conjunction with the full results attached at appendices 2 and 3 (residential appraisal results), Appendix 4 (Retirement and Extra Care residential units) and Appendix 5 (commercial appraisal results). In these results, the residual land values are calculated for scenarios with sales values and capital values reflective of market conditions across the Borough. These RLVs are then compared to appropriate benchmark land values. The maximum CIL rates for each scheme and scenario are determined by deducting the benchmark land values from the residual land value and dividing any surplus by the number of square metres that would – in principle – be liable to pay CIL. On residential schemes for example, this means that the maximum CIL rates are determined by reference to the private floor area only, with affordable housing floorspace excluded from the calculation. This provides a significant number of results, depending on other factors tested, most notably the level of affordable housing.
- 6.2 Development value is finite and in areas where development is primarily sourced from previously developed sites it is rarely enhanced through the adoption of new policy requirements. This is because existing use values are to a degree relatively high prior to development. In contrast, areas such as Welwyn Hatfield, which have significant greenfield sites/previously undeveloped land, there is clearly greater scope to secure an uplift in land value through the planning process. However, there are clearly limits to the extent that this is possible as reductions in land value may result in lower land supply. In setting its policy requirements, the Council will need to prioritise its requirements due to finite development value.
- 6.3 The CIL regulations state that in setting a charge, local authorities *must 'strike an appropriate balance'* between securing sufficient revenue to fund necessary infrastructure on the one hand and the potentially adverse impact of CIL upon the viability of development across the whole area on the other. Our recommendations are that:
- Firstly, councils should take a strategic view of viability. There will always be variations in viability between individual sites, but viability testing should establish the most typical viability position; not the exceptional situations.
 - Secondly, councils should take a balanced view of viability – residual valuations are just one factor influencing a developer's decision making – the same applies to local authorities.
 - Thirdly, while a single charge is attractive, it may not be appropriate for all authorities, particularly in areas where sales values vary between areas.
 - Fourthly, markets are cyclical and subject to change over short periods of time. Sensitivity testing to sensitivity test levels of CIL to ensure they are robust in the event that market conditions improve over the life of a Charging Schedule is essential.
 - Fifthly, local authorities should not set their rates of CIL at the limits of viability. They should leave a margin or contingency to allow for change and site specific viability issues.
- 6.4 CIL rates should not necessarily be determined solely by viability evidence, but should not be logically contrary to the evidence. Councils should not follow a mechanistic process when setting rates – appraisals are just a guide to viability and are widely understood to be a less than precise tool.
- 6.5 This conclusion follows guidance in paragraph: Para 020 Ref ID: 25-020-20190901 of the PPG on CIL, which states that *'there is no requirement for a proposed rate to exactly mirror the evidence... There is room for some pragmatism'*. Further, Para: 022 Ref ID: 25-022-20190901 of the PPG identifies that, *'a charging authority that plans to set differential levy rates should seek to avoid undue complexity'*.

Assessment – residential development

- 6.6 As CIL is intended to operate as a fixed charge, the Council will need to consider the impact on two key factors. Firstly, the need to strike a balance between maximising revenue to invest in infrastructure on the one hand and the need to *minimise* the impact upon development viability on the other. Secondly, as CIL will effectively take a 'top-slice' of development value, there is a potential impact on the percentage or tenure mix of affordable housing that can be secured. This is a change from the historic system of negotiated financial contributions, where the planning authority can weigh the need for contributions against the requirement that schemes need to contribute towards affordable housing provision.
- 6.7 In assessing the results, it is important to clearly distinguish between two scenarios; namely, schemes that are *unviable regardless* of the level of CIL (including a nil rate) and schemes that are *viable prior* to the imposition of CIL at certain levels. If a scheme is unviable before CIL is levied, it is unlikely to come forward and CIL would not be a critical or determining factor. We have therefore disregarded the 'unviable' schemes in recommending an appropriate level of CIL as these schemes would be unlikely to come forward and CIL would not therefore be payable. The unviable schemes will only become viable following a degree of real house price inflation, or in the event that the Council agrees to a lower level of affordable housing for particular sites in the short term¹⁸.

Determining maximum viable rates of CIL for residential development

- 6.8 As noted in paragraph 6.7, where a scheme is unviable the imposition of CIL at a zero level will not make the scheme viable. Other factors (i.e. sales values, build costs or benchmark land values) would need to change to make the scheme viable. For the purposes of establishing a maximum viable rate of CIL, we have had regard to the development scenarios that are currently viable and that might, therefore, be affected by a CIL requirement. All the results summarised below assume that current affordable housing requirements are met in full.
- 6.9 In the main, site types 1 and 2 (which are below the affordable housing threshold of 10 units) generate residual values that are higher than the benchmark land values and can viably support a CIL charge of £325 per square metre across the Borough.

Table 6.9.1: Maximum CIL rates - Site type 1 (1 house)

Site type	T1 - 1 House			
	BLV1	BLV2	BLV3	BLV4
1- South Hatfield	N/V ¹⁹	325	325	325
2- Hatfield and Birchwood	N/V	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	250	325	325	325
5- Brookman's Park, Little Heath, Cuffley, Essendon and surrounding rural area	325	325	325	325

¹⁸ However, as shown by the sensitivity analyses (which test reduced affordable housing levels) even a reduction in affordable housing does not always remedy viability issues. In these situations, it is not the presence or absence of planning obligations that is the primary viability driver – it is simply that the value generated by residential development is lower than some existing use values. In these situations, sites would remain in their existing use.

¹⁹ N/V = Not Viable

Table 6.9.2: Maximum CIL rates - Site type 2 (5 houses)

Site type T2 - 5 Houses				
	BLV1	BLV2	BLV3	BLV4
1- South Hatfield	125	325	325	325
2- Hatfield and Birchwood	250	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	325	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

6.10 Site Type 3 is a housing scheme of 10 units and consequently is required to deliver affordable housing. This scheme demonstrates good viability in all areas up to £325 per sq m.

Table 6.10.1: Maximum CIL rates - Site type 3 (10 houses) - 25% Affordable

Site type T3 - 10 Houses				
	BLV1	BLV2	BLV3	BLV4
1- South Hatfield	N/V	275	300	325
2- Hatfield and Birchwood	N/V	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/V	325	325	325
4- Welwyn, Oaklands, Mardley Heath and Digswell	30	325	325	325
5- Brookman's Park, Little Heath, Cuffley, Essendon and surrounding rural area	325	325	325	325

Table 6.10.2: Maximum CIL rates - Site type 3 (10 houses) - 30% Affordable

Site type T3 - 10 Houses				
	BLV1	BLV2	BLV3	BLV4
1- South Hatfield	N/V	150	200	275
2- Hatfield and Birchwood	N/V	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/V	325	325	325
4- Welwyn, Oaklands, Mardley Heath and Digswell	N/V	325	325	325
5- Brookman's Park, Little Heath, Cuffley, Essendon and surrounding rural area	325	325	325	325

Table 6.10.3: Maximum CIL rates - Site type 3 (10 houses) - 35% Affordable

Site type	T3 - 10 Houses			
	BLV1	BLV2	BLV3	BLV4
1- South Hatfield	N/V	30	90	150
2- Hatfield and Birchwood	N/V	175	225	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/V	300	325	325
4- Welwyn, Oaklands, Mardley Heath and Digswell	N/V	325	325	325
5- Brookman's Park, Little Heath, Cuffley, Essendon and surrounding rural area	325	325	325	325

- 6.11 Site Type 4 is a higher density scheme; it includes a mix of flats and houses but includes a limited number of houses. This identifies viability to be challenging in all but the highest value areas in the Borough, which demonstrate viability up to £325 per sq m.

Table 6.11.1: Maximum CIL rates - Site type 4 (12 Flats and houses) - 25% Affordable Housing

Site type	T4 - 12 Flats and Houses			
	BLV1	BLV2	BLV3	BLV4
1- South Hatfield	N/V	N/V	N/V	N/V
2- Hatfield and Birchwood	N/V	N/V	N/V	N/V
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/V	N/V	N/V	N/V
4- Welwyn, Oaklands, Mardley Heath and Digswell	N/V	N/V	N/V	N/V
5- Brookman's Park, Little Heath, Cuffley, Essendon and surrounding rural area	175	325	325	325

Table 6.11.2: Maximum CIL rates - Site type 4 (12 Flats and houses) - 30% Affordable Housing

Site type	T4 - 12 Flats and Houses			
	BLV1	BLV2	BLV3	BLV4
1- South Hatfield	N/V	N/V	N/V	N/V
2- Hatfield and Birchwood	N/V	N/V	N/V	N/V
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/V	N/V	N/V	N/V

Site type	T4 - 12 Flats and Houses			
	BLV1	BLV2	BLV3	BLV4
4- Welwyn, Oaklands, Mardley Heath and Digswell	N/V	N/V	N/V	N/V
5- Brookman's Park, Little Heath, Cuffley, Essendon and surrounding rural area	0	325	325	325

Table 6.11.3: Maximum CIL rates - Site type 4 (12 Flats and houses) - 35% Affordable Housing

Site type	T4 - 12 Flats and Houses			
	BLV1	BLV2	BLV3	BLV4
1- South Hatfield	N/V	N/V	N/V	N/V
2- Hatfield and Birchwood	N/V	N/V	N/V	N/V
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/V	N/V	N/V	N/V
4- Welwyn, Oaklands, Mardley Heath and Digswell	N/V	N/V	N/V	N/V
5- Brookman's Park, Little Heath, Cuffley, Essendon and surrounding rural area	N/V	150	175	200

- 6.12 Site Types 5 and 8 are the highest density schemes tested reflecting wholly flatted developments. This identifies viability to be challenging for such development across the Borough (Tables 6.12.1 and 6.12.2). Looking at the results of the appraisals assuming no affordable housing (6.12.3 and 6.12.4), we note that there is some viability in the highest value area. However we understand that it is unlikely that such dense development will come forward in these locations. Notwithstanding this, the Council have advised that in its experience of live schemes in the urban areas of the Borough, there are a number of higher density flatted development schemes that have been delivered, consented and coming forward and for which planning permission is being pursued. This evidence of actual schemes demonstrates the complexity of delivering developments and that despite the results of this testing developers are able to make such schemes work in the Borough.

Table 6.12.1: Maximum CIL rates - Site type 5 (24 Flats) - 25% Affordable Housing

Site type	T5 - 24 Flats			
	BLV1	BLV2	BLV3	BLV4
1- South Hatfield	N/V	N/V	N/V	N/V
2- Hatfield and Birchwood	N/V	N/V	N/V	N/V
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/V	N/V	N/V	N/V
4- Welwyn, Oaklands, Mardley Heath and Digswell	N/V	N/V	N/V	N/V
5- Brookman's Park, Little Heath, Cuffley, Essendon and surrounding rural area	N/V	N/V	N/V	0

Table 6.12.2: Maximum CIL rates - Site type 8 (100 Flats) - 25% Affordable Housing

Site type T8 - 100 Flats				
	BLV1	BLV2	BLV3	BLV4
1- South Hatfield	N/V	N/V	N/V	N/V
2- Hatfield and Birchwood	N/V	N/V	N/V	N/V
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/V	N/V	N/V	N/V
4- Welwyn, Oaklands, Mardley Heath and Digswell	N/V	N/V	N/V	N/V
5- Brookman's Park, Little Heath, Cuffley, Essendon and surrounding rural area	N/V	0	20	50

Table 6.12.3: Maximum CIL rates - Site type 5 (24 Flats) - 0% Affordable Housing

Site type T5 - 24 Flats				
	BLV1	BLV2	BLV3	BLV4
1- South Hatfield	N/V	N/V	N/V	N/V
2- Hatfield and Birchwood	N/V	N/V	N/V	N/V
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/V	N/V	N/V	N/V
4- Welwyn, Oaklands, Mardley Heath and Digswell	N/V	N/V	N/V	N/V
5- Brookman's Park, Little Heath, Cuffley, Essendon and surrounding rural area	325	325	325	325

Table 6.12.4: Maximum CIL rates - Site type 8 (100 Flats) - 0% Affordable Housing

Site type T8 - 100 Flats				
	BLV1	BLV2	BLV3	BLV4
1- South Hatfield	N/V	N/V	N/V	N/V
2- Hatfield and Birchwood	N/V	N/V	N/V	N/V
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/V	N/V	N/V	N/V
4- Welwyn, Oaklands, Mardley Heath and Digswell	N/V	N/V	N/V	N/V
5- Brookman's Park, Little Heath, Cuffley, Essendon and surrounding rural area	325	325	325	325

- 6.13 Site Type 7 and 9 are housing developments of 70 units and 160 units respectively with a similar density. The results of our appraisals identify the viability of such schemes to be good across the Borough accommodating CIL rates of up to £325 per sq m, with the exception of South Hatfield, where viability is identified as being lower, particular measured against higher value existing uses.

Table 6.13.1: Maximum CIL rates - Site type 7 (70 Houses) - 25% Affordable Housing

Site type T7 - 70 Houses				
	BLV1	BLV2	BLV3	BLV4
1- South Hatfield	N/V	100	175	250
2- Hatfield and Birchwood	N/V	225	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/V	325	325	325
4- Welwyn, Oaklands, Mardley Heath and Digswell	N/V	325	325	325
5- Brookman's Park, Little Heath, Cuffley, Essendon and surrounding rural area	325	325	325	325

Table 6.13.2: Maximum CIL rates - Site type 9 (160 Houses) - 25% Affordable Housing

Site type T9 - 160 Houses				
	BLV1	BLV2	BLV3	BLV4
1- South Hatfield	N/V	150	200	250
2- Hatfield and Birchwood	N/V	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/V	325	325	325
4- Welwyn, Oaklands, Mardley Heath and Digswell	N/V	325	325	325
5- Brookman's Park, Little Heath, Cuffley, Essendon and surrounding rural area	325	325	325	325

Table 6.13.3: Maximum CIL rates - Site type 7 (70 Houses) - 30% Affordable Housing

Site type T7 - 70 Houses				
	BLV1	BLV2	BLV3	BLV4
1- South Hatfield	N/V	0	70	150
2- Hatfield and Birchwood	N/V	125	175	300
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/V	250	300	325

Site type T7 - 70 Houses				
	BLV1	BLV2	BLV3	BLV4
4- Welwyn, Oaklands, Mardley Heath and Digswell	N/V	325	325	325
5- Brookman's Park, Little Heath, Cuffley, Essendon and surrounding rural area	300	325	325	325

Table 6.13.4: Maximum CIL rates - Site type 9 (160 Houses) - 30% Affordable Housing

Site type T9 - 160 Houses				
	BLV1	BLV2	BLV3	BLV4
1- South Hatfield	N/V	30	100	175
2- Hatfield and Birchwood	N/V	150	200	300
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/V	275	325	325
4- Welwyn, Oaklands, Mardley Heath and Digswell	N/V	325	325	325
5- Brookman's Park, Little Heath, Cuffley, Essendon and surrounding rural area	325	325	325	325

Table 6.13.5: Maximum CIL rates - Site type 7 (70 Houses) - 35% Affordable Housing

Site type T7 - 70 Houses				
	BLV1	BLV2	BLV3	BLV4
1- South Hatfield	N/V	N/V	N/V	50
2- Hatfield and Birchwood	N/V	0	70	175
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/V	125	200	300
4- Welwyn, Oaklands, Mardley Heath and Digswell	N/V	300	325	325
5- Brookman's Park, Little Heath, Cuffley, Essendon and surrounding rural area	90	325	325	325

Table 6.13.6: Maximum CIL rates - Site type 9 (160 Houses) - 35% Affordable Housing

Site type T9 - 160 Houses				
	BLV1	BLV2	BLV3	BLV4
1- South Hatfield	N/V	N/V	N/V	50
2- Hatfield and Birchwood	N/V	50	100	175

Site type	T9 - 160 Houses			
	BLV1	BLV2	BLV3	BLV4
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/V	150	225	300
4- Welwyn, Oaklands, Mardley Heath and Digswell	N/V	325	325	325
5- Brookman's Park, Little Heath, Cuffley, Essendon and surrounding rural area	325	325	325	325

6.14 Site Type 10 is a development of 200 flats (25%) and houses (75%). (The results of our appraisals identify that the inclusion of flats, which incur higher build costs, impact on the viability of such schemes by comparison to the previous wholly housing typologies. However, there is still good viability demonstrated across the borough.

Table 6.14.1: Maximum CIL rates - Site type 10 (200 Flats and Houses) - 25% Affordable Housing

Site type	T10- 200 Flats and Houses			
	BLV1	BLV2	BLV3	BLV4
1- South Hatfield	N/V	50	100	150
2- Hatfield and Birchwood	N/V	200	225	300
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/V	325	325	325
4- Welwyn, Oaklands, Mardley Heath and Digswell	N/V	325	325	325
5- Brookman's Park, Little Heath, Cuffley, Essendon and surrounding rural area	325	325	325	325

Table 6.14.2: Maximum CIL rates - Site type 10 (200 Flats and Houses) - 30% Affordable Housing

Site type	T10- 200 Flats and Houses			
	BLV1	BLV2	BLV3	BLV4
1- South Hatfield	N/V	N/V	N/V	30
2- Hatfield and Birchwood	N/V	70	100	175
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/V	200	250	300
4- Welwyn, Oaklands, Mardley Heath and Digswell	N/V	325	325	325
5- Brookman's Park, Little Heath, Cuffley, Essendon and surrounding rural area	325	325	325	325

Table 6.14.3: Maximum CIL rates - Site type 10 (200 Flats and Houses) - 35% Affordable Housing

Site type	T10- 200 Flats and Houses			
	BLV1	BLV2	BLV3	BLV4
1- South Hatfield	N/V	N/V	N/V	N/V
2- Hatfield and Birchwood	N/V	N/V	N/V	30
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/V	50	100	175
4- Welwyn, Oaklands, Mardley Heath and Digswell	N/V	250	300	325
5- Brookman's Park, Little Heath, Cuffley, Essendon and surrounding rural area	325	325	325	325

- 6.15 Site Type 11 is a development of 400 flats and houses with a smaller percentage of flats than Typology 10, but a greater number of family homes i.e. 3, and 4+ bed houses. It also includes an additional allowance for site opening up/servicing costs. The results of our appraisals identify that the inclusion of an additional cost per unit towards onsite services and a greater number of family houses appears to have an impact on viability, given the opportunity cost when such units are delivered as affordable housing. For this development typology, viability is identified as being more challenging in value areas 1 and 2 and against higher benchmark land values in value area, whilst there is reasonable viability in value areas 3, 4 and 5 against the appropriate affordable housing target and lower benchmark land values.

Table 6.15.1: Maximum CIL rates - Site type 11 (400 Flats and Houses) - 25% Affordable Housing

Site type	T11 - 400 Flats and Houses			
	BLV1	BLV2	BLV3	BLV4
1- South Hatfield	N/V	N/V	N/V	70
2- Hatfield and Birchwood	N/V	N/V	50	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/V	70	175	325
4- Welwyn, Oaklands, Mardley Heath and Digswell	N/V	250	325	325
5- Brookman's Park, Little Heath, Cuffley, Essendon and surrounding rural area	N/V	325	325	325

Table 6.15.2: Maximum CIL rates - Site type 11 (400 Flats and Houses) - 30% Affordable Housing

Site type	T11 - 400 Flats and Houses			
	BLV1	BLV2	BLV3	BLV4
1- South Hatfield	N/V	N/V	N/V	N/V
2- Hatfield and Birchwood	N/V	N/V	N/V	100

Site type	T11 - 400 Flats and Houses			
	BLV1	BLV2	BLV3	BLV4
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/V	N/V	70	225
4- Welwyn, Oaklands, Mardley Heath and Digswell	N/V	125	225	325
5- Brookman's Park, Little Heath, Cuffley, Essendon and surrounding rural area	N/V	325	325	325

Table 6.15.3: Maximum CIL rates - Site type 11 (400 Flats and Houses) - 35% Affordable Housing

Site type	T11 - 400 Flats and Houses			
	BLV1	BLV2	BLV3	BLV4
1- South Hatfield	N/V	N/V	N/V	N/V
2- Hatfield and Birchwood	N/V	N/V	N/V	N/V
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/V	N/V	N/V	100
4- Welwyn, Oaklands, Mardley Heath and Digswell	N/V	N/V	100	275
5- Brookman's Park, Little Heath, Cuffley, Essendon and surrounding rural area	N/V	325	325	325

- 6.16 Site Type 13 reflects the large strategic sites and is a development of 1,000 flats and houses. As with Typology 11 this development is predominantly large family houses and allows for an additional cost per unit towards onsite services. Such developments are likely to come forward around Hatfield and Welwyn Garden City, achieving sales values within value area 3 and requiring a provision of 30% affordable. The results of this testing suggest a CIL charge of up to £175 per sq m could be accommodated where such developments come forward on greenfield sites.

Table 6.16.1: Maximum CIL rates - Site type 13 (1,000 Flats and Houses) - 30% Affordable Housing

Site type	T13 - 1,000 Flats and Houses			
	BLV1	BLV2	BLV3	BLV4
1- South Hatfield	N/V	N/V	N/V	N/V
2- Hatfield and Birchwood	N/V	N/V	N/V	50
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/V	N/V	0	175

Site type	T13 - 1,000 Flats and Houses			
	BLV1	BLV2	BLV3	BLV4
4- Welwyn, Oaklands, Mardley Heath and Digswell	N/V	30	150	325
5- Brookman's Park, Little Heath, Cuffley, Essendon and surrounding rural area	N/V	325	325	325

Sensitivity growth in sales values and increases in build costs

- 6.17 As noted in Section 5, we carried out further analyses which considered the impact of increases in sales values, accompanied by an increase in build costs. This data is illustrative only, as the future housing market trajectory is uncertain. However, if such increases were to occur, the tables contained within Appendix 3 set out the results of consequential impacts on how increased levels of CIL might be absorbed by developments. It is also worth noting that given the predicted recovery of the economy and market in the medium term, viability is anticipated to improve.

Suggested CIL rates

- 6.18 Although the results show a wide variation in maximum CIL rates, and that residential development is currently challenging in certain locations and on certain types of development, it should be possible for rates of CIL to be levied across all areas, subject to allowing for a buffer or margin to address risks to delivery. There are several key considerations for rate setting purposes. Firstly, the PPG requires that rates are not set at the maximum level, with most councils setting their CIL rates at no more than 5% of development costs and with a buffer of 20% to 50% from the maximum potential rates. The second consideration is that sales values vary between different parts of the Borough and there are at times no clear delineations between areas, which might indicate where zonal boundaries should be drawn. One of the key distinctions is between greenfield sites and previously developed land and the bulk of sites in the latter category will be in the urban area. Thirdly, following the changes to the CIL regulations in September 2019, authorities have significantly more flexibility in the use of Section 106 obligations, which reduces the need to focus on securing contributions towards infrastructure from CIL. Fourthly, the Council has set a target of 25% - 35% affordable housing and this is an important policy objective which should be balanced against the provision of infrastructure contributions.
- 6.19 It is also important to consider that where a scheme is shown as unviable before the application of CIL, it will be other factors such as sales values and build costs that will need to adjust for the scheme to become viable.
- 6.20 In arriving at a conclusion on suggested rates, it is necessary to consider the different weight that should be attached to appraisal results tested against each of the four benchmark land values. Where the appraisals indicate that the residual values generated by residential schemes are unlikely to outperform specific benchmark land values these buildings are more likely to remain in their existing use in these parts of the borough, rather than be redeveloped.
- 6.21 The maximum rates of CIL indicated by our appraisals are outlined below. Given the range of results above, and the risk factors outlined in the previous paragraph, our conclusion is that the rates of CIL that the Council might set – having regard to the range of the results and taking account of viability across the Borough as a whole – should be set at a discount of circa 30% to the maximum rates, as shown in Table 6.21.1.

Table 6.21.1: Maximum and potential residential CIL rates

Area / type of development	Maximum CIL indicated by appraisals (£s per sq m)	CIL after 30% buffer (£s per sq m)
1 South Hatfield	£150	£105
2 Hatfield and Birchwood	£150	£105
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, north west of Hatfield, Welham Green and Woolmer Green.	£200	£140
4 Welwyn, Oaklands, Mardley Heath and Digswell	£325	£228
5 Brookman's Park, Little Heath Cuffley, Essendon and surrounding rural area	£325	£228
Sites under the affordable housing threshold across the borough	£325	£228

6.22 In determining the maximum levels of CIL and the potential rates above, we have based our assessment on current costs and values only. We have run a set of appraisals that show the impact of an increase in sales values, accompanied by an increase in build costs (the results are set out at **Appendix 3**). These appraisals provide an indication of the likely movement in viability that any 'buffer' below the maximum rates would need to accommodate.

6.23 Should the Council wish, it would be possible to combine areas thereby simplifying the charging schedule into fewer charging areas.

Housing for the elderly

6.24 **Retirement housing** developments are housing schemes consisting of flats or bungalows in a block, or on a small estate, where all the other residents are older people (usually restricted to purchasers over 55) built for sale. These developments provide independent, self-contained homes with their own front doors and often offer an ability to buy in care. Such schemes have lower gross to net ratios due to the need to provide communal facilities (residents' lounge, guest suite, laundry, etc.). Given the restricted market such schemes are identified as taking additional time to sell the accommodation by comparison to standard housing. However this will differ from scheme to scheme and the demand for such units in the area, and where there is high demand and not much supply such developments may sell largely off plan. We also note that such schemes achieve premium values over standard housing.

6.25 We have appraised a 40 unit scheme allowing for affordable housing and the following assumptions where they differ from the inputs in our standard housing appraisals:

- amending the unit mix to 40% 1 bed units and 60% 2 bed units;
- a gross to net floorspace ratio of 70%;
- a cautious reduced sales rate of circa 3 units per month; and
- a higher average sales value reflecting £5,597 per square metre (£520 per square foot).

6.26 **Extra Care Housing** can be precisely defined (and differentiated from other types of residential institutions) by reason of some specific characteristics, as set out in the RTPI Good Practice Note. The RTPI defines Extra Care Housing as, 'purpose-built accommodation in which varying amounts of care and support can be offered and where some services are shared'. People who live in Extra Care Housing have their own self-contained homes, their own front doors and a legal right to occupy the property. It comes in

many built forms, including blocks of flats, bungalow estates and retirement villages. It is a popular choice among older people because it can sometimes provide an alternative to a care home. In addition to the communal facilities often found in retirement housing Extra Care often includes a restaurant or dining room, health & fitness facilities, hobby rooms and even computer rooms. Domestic support and personal care are available, usually provided by on-site staff.

- 6.27 As with retirement housing it is recognised that Extra Care developments have significantly different viability considerations to standard residential dwellings. These arise due to an even lower gross to net ratio of such developments than retirement housing (due to the need for more communal facilities) as well as the additional time that it takes to sell the accommodation due to the restricted market for that type of unit. In our experience such units also achieve premium value.
- 6.28 We have re-appraised the 40 unit scheme allowing for affordable housing and the following assumptions where they differ from the inputs in our standard housing appraisals:
- amending the unit mix to 50% 1 bed units and 50% 2 bed units;
 - a gross to net floorspace ratio of 60%;
 - a reduced sales rate of circa 3 units per month; and
 - a higher average sales value reflecting £5,597 per square metre (£520 per square foot).
- 6.29 The results of our appraisals demonstrate the viability of retirement housing and Extra Care schemes in the Borough to be challenging (see **Appendix 4**). Given the results we would recommend that the Council considers applying a nil or nominal CIL rate (say £20 per sq m) to such developments, which would account for circa 0.7% - 0.8% of development costs. Such a rate is unlikely to be a significant factor in developers' decision making and could be absorbed without having a significant impact on viability across the borough, whilst contributing towards the delivery of necessary infrastructure to support development.

Assessment – commercial development

- 6.30 Our appraisals indicate that the potential for commercial schemes to be viably delivered varies between different uses and between areas across the Borough.
- 6.31 As noted in section 4, the level of rents that can be achieved for commercial space varies according to exact location; quality of building; and configuration of space. Consequently, our appraisals adopt a 'base' position based on average rents for each type of development and show the results of appraisals with lower and higher rents. This analysis will enable the Council to consider the robustness of potential CIL charges on commercial uses, including the impact that changes in rents might have on viability.

Offices

- 6.32 Our research on offices in the borough (using online databases such as Co-star Suite as well as discussions with local agents) indicates that the highest rental levels achieved are in Welwyn Garden City and Hatfield at circa £24.50 per sq ft. We understand that newer offices elsewhere in the borough are achieving circa £17 per sq ft. We have allowed for rent free and void periods of 18 months. (See **Appendix 5** for our Appraisals).
- 6.33 The results of our appraisals indicate that the viability of office developments is likely to be challenging, unless rents increase and yields harden significantly over the life of the Charging Schedule. Given this position we would recommend that the Council considers adopting a nil or nominal CIL rate on such uses. At a nominal rate of £20 per sq m this amounts to circa 0.33% of development costs.

Science park lab enabled offices

- 6.34 We understand that there has been increased interest in the delivery of lab enabled office space in science parks around Welwyn Hatfield's area. Our research on such space (using online databases such as Co-Star Suite as well as discussions with local agents) has identified that there is limited amounts of this space in the immediate surrounding area and Borough. We understand however that new space delivered in Sycamore House on Gunnels Wood Road in Stevenage is currently on the market at an asking rent of £42.50 per sq ft. The highest rents for such space are achieved in locations with synergies to other laboratory or businesses or higher education facilities such as Oxford and Cambridge.
- 6.35 From our discussions with agents currently marketing such space across the London and the East of England, we understand that they consider that lab enabled space would likely achieve a lower rent than that being sought in Stevenage, at circa £35 per sq ft. This is still at a significant premium to rents achieved on standard office space, however due to the higher build costs and or larger rent free periods offered to cover fit out, our appraisals indicate that the viability of such developments is likely to be challenging in the borough. (See **Appendix 5** for our Appraisals). Given this position we would recommend that the Council considers adopting a nil or nominal CIL rate on such uses. At a nominal rate of £20 per sq m this amounts to circa 0.28% of development costs.

Supermarkets and Superstores and Retail Warehousing

- 6.36 The supermarket and superstore²⁰ and retail warehousing²¹ market has seen significant shifts in yields over the last year, which has reduced the capital values of such assets and this coupled with build cost inflation has resulted in new developments of these uses in the borough now reflecting challenging viability. Given this, we recommend that the Council considers adopting a nil or nominal CIL rate on such uses. At a nominal rate of £20 per sq m this amounts to circa 0.5% of development costs.

All other Retail

- 6.37 Our research of all other retail in the Borough has identified that the highest rents are being achieved in the prime shopping location of Welwyn Garden City with overall rents of circa £40 per sq ft. With respect to retail in Hatfield town centre and the rest of the borough our research has identified that rents of circa £25 to £17.50 per sq ft are being achieved. Yields on retail space have shifted out significantly, particularly on shopping centre space, which has had a marked impact on capital values for retail space. In addition we note that there a number of vacant units currently on the market for the prime retail space in the Howard Shopping Centre in Welwyn Garden City. Our appraisals of retail units in Borough are set out in **Appendix 5**. This shows that the viability of such retail developments is currently challenging. We would recommend that the Council considers adopting a nil or nominal CIL rate for such uses. At a nominal rate of £20 per sq m this amounts to circa 0.36% of development costs.

Industrial and Warehousing

- 6.38 The Industrial and warehousing market has seen significant rental growth and yield compression since 2019. However due to the softening of yields from Q4 2023, which has resulted in a reduction in capital values and the increase in build costs, our appraisals identify that such developments delivered speculatively in the Borough are at the margins of viability at current rents and yields see Figure 6.37.1 below and **Appendix 5**. We recommend that the Council consider adopting a nil or nominal CIL rate for industrial and warehouse uses. At a nominal rate of £20 per sq m this amounts to circa 0.83% of development costs.

²⁰ Superstores/supermarkets are shopping destinations in their own right where weekly food shopping needs are met and which can also include non-food floorspace as part of the overall mix of the unit.

²¹ Retail warehouses are large stores specialising in the sale of household goods (such as carpets, furniture and electrical goods), DIY items and other ranges of goods, catering for mainly car-borne customers.

Hotel

- 6.39 Our appraisal of hotel development is attached at **Appendix 5**. This indicates that at current values hotel developments are unlikely to generate significant residual land values. On this basis we recommend that the Council considers adopting a nil or nominal CIL rate for such uses. At a nominal rate of £20 per sq m this amounts to circa 0.48% of development costs.

Student Accommodation

- 6.40 Our appraisal of student accommodation developments is attached at **Appendix 5**. This indicates that at current values such developments are unlikely to generate significant residual land values. On this basis we recommend that the Council considers adopting a nil or nominal CIL rate for such uses. At a nominal rate of £20 per sq m this amounts to circa 0.59% of development costs.

All other uses

- 6.41 Should the Council wish to do so, it would be able to set a nominal rate of CIL on all other uses of say £20 per square metre. A nominal rate is unlikely to be a significant factor in developers' decision making and could be absorbed without having a significant impact on viability across the Borough. In addition, the Council could consider excluding uses such as healthcare, emergency services facilities and education from this category. Should the Council not wish to proceed with a nominal rate on all other uses, a nil rate would apply by default unless a rate has been explicitly set. The uses include all use classes not mentioned above as well as those which are advised to set a nil or nominal rate.

7 Strategic Sites

Background to strategic sites viability and CIL charges

- 7.1 As identified in Section 1, this report should be read in conjunction with the viability work undertaken specifically considering the viability of four largest strategic sites in the Borough in December 2016. The Strategic Sites Testing Update December 2016 was prepared with the particular purpose of testing the cumulative impact of the Council's emerging requirements on the identified strategic sites including affordable housing, on-site Section 106 obligations, the Council's proposed CIL charges and on-site infrastructure and sustainability measures.
- 7.2 This testing demonstrated that three of the four strategic sites tested, including SDS2 South East Welwyn Garden City - Birchall Garden Suburb ('SDS2 Birchall Garden Suburb'), are viable and deliverable having regard to the Council's then emerging LP 2016 planning policies and CIL requirements. However due to the significant S106 requirements on Site SDS5 - North West Hatfield ('SDS5 North West Hatfield') our assessment indicated that the viability of the site was more challenging than the other strategic sites tested.
- 7.3 In light of the results of our testing, we recommended that the Council considers applying its CIL charges as proposed to all the strategic sites with the exception of Site SDS5 North West Hatfield where, as identified earlier, the S106 contribution requirements are likely to be significant. We consequently suggested that the Council considers the merits of adopting a nil CIL rate and seeking all infrastructure contributions through a S106 agreement for SDS5 North West Hatfield.
- 7.4 Both Welwyn Hatfield's PDCS May 2017 and DCS September 2020 proposed a nil rate of CIL for development on SDS5 North West Hatfield.

SDS2 Birchall Garden Suburb

Updated LP 2016 allocation

- 7.5 Since this testing and the publication of the DCS in September 2020, the allocation on SDS2 Birchall Garden Suburb in the LP 2016 has changed significantly as a result of more detailed work carried out on the Site's development through the production of the Birchall Garden Suburb Masterplan. We note that the production of a Masterplan is a requirement of Policy SP 19, which allocates SDS2 Birchall Garden Suburb for development in LP 2016. Officers reported the Masterplan to the Cabinet Planning and Parking Panel on 17 August 2023²² and the Cabinet approved it at the meeting held on 5 September 2023 and it is now a material consideration for Development Management purposes²³.
- 7.6 The key change to the allocation on SDS2 Birchall Garden Suburb since it was tested in December 2016 is LP 2016 Inspector's recommendations which concluded that it would not be a sound outcome to allocate the fields to the immediate north of the A414 for residential development. As a result, the number of dwellings in the Welwyn Hatfield portion of the site has been reduced by 50% i.e. from 1,200 homes to 600 homes. Subsequently, the connection to the A414 has been removed for general traffic. The Inspector specifically noted that the land to the south would not provide a sound outcome because of the impact such development would have on the visual openness of the wider Green Belt and the consequent experience of users of the open countryside to the south, as well as the potential harm to the setting of heritage assets.

²² Birchall Garden Suburb Masterplan Reported to Cabinet Planning and Parking Panel 17 August 2023: <https://democracy.welhat.gov.uk/ielistDocuments.aspx?Cid=266&Mid=1641>

²³ Birchall Garden Suburb Masterplan June 2023 - <https://www.welhat.gov.uk/downloads/file/755/bsq-masterplan>

- 7.7 In addition, we understand that the Masterplanning exercise has enabled further analysis and information on SDS2 Birchall Garden Suburb's constraints and opportunities. In particular with respect to the site's former mineral extraction and subsequent landfill operations use. We also understand from the Masterplan that, "*Central Herts Green Corridor Group (CHGC) have identified areas of Leachate breakout, as a result of the former landfill waste disposal operations*" (page 42). In addition to this SDS2 Birchall Garden Suburb contains a network of water bodies including ditches and ponds. The Site is located on higher ground between the River Mimram to the north, and the River Lea to the south. The Site slopes in a south westerly direction and consequently, the development of the Site needs to ensure no leaching into the watercourses, particularly the River Lea and its tributaries (e.g. the Howell Hyde). Part of the SDS2 Birchall Garden Suburb area is therefore identified as having the potential for significant contamination constraints that need to be thoroughly understood at the detailed masterplanning stage to inform designs along with the production of a detailed assessment and remediation strategy. This land has consequently not been allocated for housing, but will be used as a substantial area of parkland.
- 7.8 SDS2 Birchall Garden Suburb also includes land currently in use as a waste facility to the south of Birchall Lane, straddling the boundary between Welwyn Hatfield and East Hertfordshire which is allocated in the Hertfordshire Waste Site Allocations Document, July 2014. The Site also accommodates The Holdings, an area of land previously used for waste operations. These sites are not in the same ownership as most of the rest of SDS2 Birchall Garden Suburb, but they are quite close to its centre. It is for these reasons that these sites are included within Policy SP 19 as an employment area. We are also aware that the wider Site accommodates a concrete crushing facility in the south western corner of the Welwyn Hatfield development area. Given that some Class B uses, and particularly the waste operations existing on the Site, can be noisy and produce dust, it will be important that there is appropriate mitigation put in place during the development of the Site, such as the need for substantial landscape bunds. This will protect the proposed housing as well as ensure that development does not take place within the proposed employment area that is likely to prevent new housing being built or adversely affect the amenities of existing housing.

Viability analysis

- 7.9 In the previous testing of SDS2 Birchall Garden Suburb, we only considered the development in Welwyn Hatfield Borough Council's administrative area given the significant allocation of homes and infrastructure being delivered on this Site. This testing allowed for the following development on the Site:
- 1,200 Homes;
 - 1 x Primary School;
 - Retail;
 - Community Buildings.
- 7.10 The assessment acknowledged the likely requirement for remediation/decontamination works and allowed for a sum of £2 million.
- 7.11 With respect to site specific infrastructure costs, we made the following allowances:

Table 7.11.1 Site specific infrastructure costs - SDS2 Birchall Garden Suburb - Dec 2016 testing

Site Specific Infrastructure Contributions	Total Cost
Transport Infrastructure	£8,000,000
Education	£18,000,000
Community Facilities	£3,000,000

Site Specific Infrastructure Contributions	Total Cost
Green Infrastructure	£2,000,000
Total	£31,000,000

- 7.12 The reduced allocation on the Welwyn Hatfield portion of Birchall Garden Suburb results in the allocation of the total site (i.e. in both Welwyn Hatfield and East Hertfordshire's areas) for approximately 1,950 new homes. The infrastructure requirement across the entire Birchall Garden Suburb Site also requires the delivery of a second primary school and a secondary school along with the more significant noise, dust and visual amenity mitigation measures identified by the Inspector to the LP 2016 and identified in the Masterplan. This is in addition to the community facilities, transport and green infrastructure contributions.
- 7.13 Considered in this light, the extent of the infrastructure and S106 mitigation requirements for the delivery of the Birchall Garden Suburb are more comparable to those identified and tested for at the SDS5 North West Hatfield Site. As a consequence of this and added impact of mitigating for contamination and topography issues, the viability of the SDS2 Birchall Garden Suburb will be more challenging and in line with that of the SDS5 North West Hatfield Site.

Suggested CIL rates

- 7.14 We note that East Hertfordshire District Council has not adopted or commenced work on adopting a CIL Charging Schedule. The scale of the infrastructure required to be delivered by the allocation to mitigate the impact of the proposed development of the Birchall Garden Suburb would be more effectively delivered through a S106 Agreement.
- 7.15 We consequently suggest that the Council considers the merits of adopting a nil CIL rate and seeking all infrastructure contributions through a S106 agreement for both SDS5 North West Hatfield and SDS2 Birchall Garden Suburb.

9 Conclusions and recommendations

- 9.1 The NPPF states that “Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the delivery of the plan” (Paragraph 34). This report and its supporting appendices test the ability of development typologies in Welwyn Hatfield to support local plan policies while making contributions to infrastructure that will support growth through CIL.
- 9.2 The study takes account of the cumulative impact of the Council’s current planning requirements, in line with the requirements of the NPPF, PPG and the Local Housing Delivery Group guidance ‘Viability Testing Local Plans: Advice for planning practitioners’ (2012).
- 9.3 The suggested CIL rates for the Borough are summarised in Table 9.3.1, which corresponds to the map at **Appendix 6**.

Table 9.3.1: Suggested CIL rates

Use	Residential Zone 1 CIL Charge (£ per sq m)	Residential Zone 2 CIL Charge (£ per sq m)	Residential Zone 3 CIL Charge (£ per sq m)	Identified sites
Residential at and above the Affordable Housing threshold ²⁴	£100	£140	£230	NIL
Residential below the Affordable housing threshold	£230			
All other uses ²⁵	£20			

- 9.4 Although we have tested schemes with a range of affordable housing percentages, the suggested rates above are based on the appraisal outputs which also include the relevant percentage in Policy SP 7 (i.e. 25% in Hatfield, 30% in Welwyn Garden City and on major development sites and 35% in the excluded villages on sites of 10 new dwellings or a site of 0.5 Ha or more).
- 9.5 The suggested rates are also set at a significant discount to the maximum rates, in line with the requirements set out in the PPG. Consequently, there is sufficient flexibility for schemes to be able to withstand the impact of economic cycles over the life of the Charging Schedule. That said, current mainstream forecasts are that residential values will increase over the next five years.
- 9.6 As this is Welwyn Hatfield’s first charging schedule, we have also had regard to the fact that the proposed CIL contribution sought will not be a new cost burden on development. It is largely replacing much of the financial contributions currently secured in through s106 Agreements. Consequently, it is unlikely to be the determining factor in scheme viability. In this context, we consider the proposed rates to be appropriate.
- 9.7 Our testing indicates that the proposed CIL rates will have a relatively modest impact on residual land values in most cases. Where it is not possible to pass the cost of increased CIL rates back to the landowner through a reduction in land value (for example, due to high existing use values), the increase will have a modest impact on affordable housing levels

²⁴ Excluding retirement housing and Extra Care housing

²⁵ Excluding uses such as healthcare, emergency services facilities and education

that can be delivered. We consider that for residential schemes, the application of CIL of is unlikely to be an overriding factor in determining whether or not a scheme is viable. When considered in context of total scheme value, the suggested CIL rates will be a modest amount, typically accounting for between 1.59% and 5.69% of development costs across the Borough and an average of 2.33% of costs in Zone 1, 3.01% in Zone 2 and 4.14% in Zone 3. It is worth noting that some schemes would be unviable even if a zero CIL were adopted. We therefore recommend that the Council pays limited regard to these schemes as they are unlikely to come forward unless there are significant changes to main appraisal inputs.

- 9.8 There is clearly a need to balance the need to deliver affordable housing with the need to secure contributions to fund community infrastructure that will support development and growth. The Council cannot seek to prioritise securing affordable housing to the exclusion of securing funding for infrastructure or vice versa. In our view, the proposed rates strike this balance appropriately.
- 9.9 With regards to commercial development, our testing has identified that at current values and costs viability is challenging on offices, science park lab enabled office space, hotels, industrial and warehousing, 'all other retail', supermarkets/superstores, retail warehousing and student accommodation schemes in the Borough. We therefore suggest that the Council sets a nil or nominal rate of £20 per square metre on such development, which would equate to less than 1% of development costs.
- 9.10 Should the Council wish to do so, they would be able to set a nominal rate of CIL on all other uses of say £20 per square metre. This would ensure that all development is contributing towards infrastructure required to support this growth. Such a charge would be in line with the requirements of Regulation 14, which identifies that when deciding the levy rates, an authority must strike an appropriate balance between additional investment to support development and the potential effect on the viability of developments.
- 9.11 A nominal CIL charge is unlikely to be a significant factor in developers' decision making being less than 1% of development costs and could therefore be absorbed without having a significant impact on the viability of developments across the Borough, whilst making an important contribution towards the delivery of much needed supporting infrastructure. In addition, the Council could consider excluding uses such as healthcare, emergency services facilities and education from this category. Should the Council not wish to proceed with a nominal rate on all other uses, a nil rate would apply by default unless a rate has been explicitly set. As set out above, we have advised that the Council includes office, science park lab enabled office space, all retail (including supermarkets/superstores and retail warehousing), industrial and warehousing, hotel, student accommodation and retirement and extra care housing within this category.
- 9.12 We have identified that the viability for the delivery of both of the SDS2 Birchall Garden Suburb and SDS5 North West Hatfield sites is more challenging than other strategic sites given the extent of the infrastructure and S106 mitigation requirements along with other site complications such as contamination, topography and cross border delivery of development. Subsequently, we suggest that the Council considers the merits of adopting a nil CIL rate and seeking all infrastructure contributions through a S106 agreement for both SDS5 North West Hatfield and SDS2 Birchall Garden Suburb.

Additional observations

- 9.13 Viability measured in present value terms is only one of several factors that determine whether a site is developed. Developers need to maintain a throughput of sites to ensure their staff are utilised and they can continue to generate returns for their shareholders. Consequently, small adjustments to residual land values resulting from the introduction of CIL can be absorbed in almost all circumstances by developers taking a commercial view on the impact. However, in most cases the impact on land value is sufficiently modest that this can be passed onto the land owner at the bid stage without adversely impacting on the supply of land for development.

- 9.14 In most cases, the changes in residual land values required to accommodate the increased CIL rates is very modest and the CIL itself accounts for a very small proportion of overall development costs (typically well below 5%). The imposition of CIL is therefore not the critical factor in determining whether or not a scheme will come forward.
- 9.15 In considering the outputs of the appraisals, it is important to recognise that some developments will be unviable regardless of the Council's requirements. In these cases, the value of the existing building will be higher than a redevelopment opportunity over the medium term. However, this situation should not be taken as an indication of the viability (or otherwise) of the Council's policies and requirements.
- 9.16 Notwithstanding the results of the testing in this study of higher density developments reflecting challenging development there are a number of flatted development schemes that have been delivered, consented and coming forward and for which planning permission is being pursued. This evidence of actual schemes demonstrates the complexity of delivering developments and that despite the results of this testing developers are able to make such schemes work in the Borough.
- 9.17 It is worth noting that the results of this viability exercise, which identify certain commercial development as not viable, do not mean that sites will not be developed within the Borough for these uses as viability is only one of many factors which affect whether a site is developed. For example, owner occupiers such as a logistics company, may wish to locate in Welwyn Hatfield as it both complements their existing locations and provides good links to the strategic highway network. Alternatively, a business may wish to develop their own premises by reference to their own cost benefit analysis, which will bear little relationship to the residual land value calculations that a speculative landlord developer may undertake.
- 9.18 It is critical that developers do not over-pay for sites such that the value generated by developments is paid to the landowner, rather than being used to provide affordable housing. The Council should work closely with developers to ensure that landowners' expectations of land value are appropriately framed by the local policy context and adjusted for the proposed CIL rates. There may be instances when viability issues emerge on individual developments, even when the land has been purchased at an appropriate price (e.g. due to extensive decontamination requirements). In these cases, some flexibility may be required subject to submission of a robust site-specific viability assessment.
- 9.19 This study demonstrates that the proposed CIL charges are set at a level which will ensure an appropriate balance between delivering affordable housing, sustainability objectives, necessary infrastructure and the need for landlords and developers to achieve a return in line with the NPPF.

Appendix 1 - Accessibility standards

Accessibility standards

DCLG - Housing Standards Review - Cost impacts (September 2014)

Note: The percentage uplifts generated by this analysis (final table on this page) are applied to contemporary construction costs to provide a current cost of meeting accessibility standards.

Cost per dwelling (Table 45)					
	1B flat	2B flat	2B House	3B House	4b House
Cat 2	£940	£907	£523	£521	£520
Cat 3(a)	£7,607	£7,891	£9,754	£10,307	£10,568
Car 3(b)	£7,764	£8,048	£22,238	£22,791	£23,052

Dwelling construction costs (Tables 12 and 12b)					
Size sq m	50	67	72	96	117
Cost per unit	£81,966	£94,520	£78,044	£95,741	£121,045
Cost per sq m	£1,639.32	£1,410.75	£1,083.94	£997.30	£1,034.57

Standards as % of construction costs					
	1B flat	2B flat	2B House	3B House	4b House
Cat 2	1.15%	0.96%	0.67%	0.54%	0.43%
Cat 3(a)	9.28%	8.35%	12.50%	10.77%	8.73%
Cat 3(b)	9.47%	8.51%	28.49%	23.80%	19.04%

Cost uplifts applied in study		
	Flats	Houses
Cat 2	1.15%	0.54%
Cat 3(a)	9.28%	10.77%
Cat 3(b)	9.47%	23.80%

Appendix 2 - Residential appraisal results (Social Rent and Affordable Rent) at base costs and values



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
Affordable Housing	35%	51%	49%	0%

Growth	Sales	0%	Build costs	0%
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Site type T1 - 1 House

	BLV1	BLV2	BLV3	BLV4
1- South Hatfield	#N/A	#N/A	0	100
2- Hatfield and Birchwood	#N/A	70	125	225
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	250	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

	BLV1	BLV2	BLV3	BLV4
1- South Hatfield	#N/A	20	70	125
2- Hatfield and Birchwood	#N/A	150	200	250
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 Digswell	#N/A	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	30	90	150
2- Hatfield and Birchwood	#N/A	175	225	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	300	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.

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	#N/A	150	175	200

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	#N/A	#N/A	#N/A	#N/A

Site type T6 - 50 Houses

	BLV1	BLV2	BLV3	BLV4
1- South Hatfield	#N/A	#N/A	0	100
2- Hatfield and Birchwood	#N/A	100	175	300
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 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.

Site type T7 - 70 Houses

	BLV1	BLV2	BLV3	BLV4
1- South Hatfield	#N/A	#N/A	#N/A	50
2- Hatfield and Birchwood	#N/A	0	70	175
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	125	200	300
4- Welwyn, Oaklands, Mardley Heath and Digswell	#N/A	300	325	325
5- Brookman's Park, Little Heath, Cuffley, Essendon and surrounding rural area	90	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	#N/A

Site type T9 - 160 Houses

	BLV1	BLV2	BLV3	BLV4
1- South Hatfield	#N/A	#N/A	#N/A	50
2- Hatfield and Birchwood	#N/A	50	100	175
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	150	225	300
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
Affordable Housing	35%	51%	49%	0%

Growth	Sales	0%	Build costs	0%
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Site type **T10- 200 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	30
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	50	100	175
4- Welwyn, Oaklands, Mardley Heath and Digswell	#N/A	250	300	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	#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	100
4- Welwyn, Oaklands, Mardley Heath and Digswell	#N/A	#N/A	100	275
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	#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	0
4- Welwyn, Oaklands, Mardley Heath and Digswell	#N/A	#N/A	#N/A	150
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	#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	50
4- Welwyn, Oaklands, Mardley Heath and Digswell	#N/A	#N/A	20	200
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 2 - Urban Openspace & other near backlands	Benchmark land value 3 - Greenfield (higher)	Benchmark land value 4 - Greenfield (lower)
Benchmark land value 1 - Industrial £2,170,000	£500,000	£400,000	£250,000

Site type 1

House
No of units 1 units
Density: 25 dph

Affordable %	36%
% Social Rented	51%
% Aff Rent	49%
% Shrd Ownership	0%

Site area	0.0400 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

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	16,506	412,638	-1,757,362	-87,362	12,638	162,638
20	15,275	381,867	-1,788,133	-118,133	-18,133	131,867
30	14,658	366,457	-1,803,543	-133,543	-33,543	116,457
50	13,427	335,686	-1,834,314	-164,314	-64,314	85,686
70	12,197	304,915	-1,865,085	-195,085	-95,085	54,915
90	10,966	274,144	-1,895,856	-225,856	-125,856	24,144
100	10,350	258,759	-1,911,241	-241,241	-141,241	8,759
125	8,811	220,283	-1,949,717	-279,717	-179,717	-29,717
150	7,272	181,807	-1,988,193	-318,193	-218,193	-68,193
175	5,734	143,356	-2,026,644	-356,644	-256,644	-106,644
200	4,195	104,880	-2,065,120	-395,120	-295,120	-145,120
225	2,656	66,404	-2,103,596	-433,596	-333,596	-183,596
250	1,117	27,928	-2,142,072	-472,072	-372,072	-222,072
275	-428	-10,695	-2,180,695	-510,695	-410,695	-260,695
300	-1,990	-49,751	-2,219,751	-549,751	-449,751	-299,751
325	-3,552	-88,807	-2,258,807	-588,807	-488,807	-338,807

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A		
		£0	£100

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	£24,650	616,245	-1,553,755	116,245	216,245	366,245
20	23,419	585,474	-1,584,526	85,474	185,474	335,474
30	22,804	570,089	-1,599,911	70,089	170,089	320,089
50	21,573	539,318	-1,630,682	39,318	139,318	289,318
70	20,342	508,547	-1,661,453	8,547	108,547	258,547
90	19,111	477,776	-1,692,224	-22,224	77,776	227,776
100	18,496	462,391	-1,707,609	-37,609	62,391	212,391
125	16,957	423,915	-1,746,085	-76,085	23,915	173,915
150	15,418	385,439	-1,784,561	-114,561	-14,561	135,439
175	13,879	346,963	-1,823,037	-153,037	-53,037	96,963
200	12,340	308,512	-1,861,488	-191,488	-91,488	58,512
225	10,801	270,036	-1,899,964	-229,964	-129,964	20,036
250	9,262	231,560	-1,938,440	-268,440	-168,440	-18,440
275	7,723	193,084	-1,976,916	-306,916	-206,916	-56,916
300	6,185	154,633	-2,015,367	-345,367	-245,367	-95,367
325	4,646	116,157	-2,053,843	-383,843	-283,843	-133,843

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A		£70	£125
			£225

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	32,536	813,398	-1,356,602	313,398	413,398	563,398
20	31,305	782,627	-1,387,373	282,627	382,627	532,627
30	30,690	767,241	-1,402,759	267,241	367,241	517,241
50	29,459	736,471	-1,433,529	236,471	336,471	486,471
70	28,227	705,675	-1,464,325	205,675	305,675	455,675
90	26,996	674,904	-1,495,096	174,904	274,904	424,904
100	26,381	659,519	-1,510,481	159,519	259,519	409,519
125	24,842	621,043	-1,548,957	121,043	221,043	371,043
150	23,304	582,562	-1,587,408	82,592	182,592	332,592
175	21,765	544,116	-1,625,884	44,116	144,116	294,116
200	20,226	505,640	-1,664,360	5,640	105,640	255,640
225	18,688	467,189	-1,702,811	-32,811	67,189	217,189
250	17,149	428,713	-1,741,287	-71,287	28,713	178,713
275	15,609	390,237	-1,779,763	-109,763	-9,763	140,237
300	14,070	351,761	-1,818,239	-148,239	-48,239	101,761
325	12,532	313,310	-1,856,690	-186,690	-86,690	63,310

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A		£200	£250
			£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	43,420	1,085,495	-1,084,505	585,495	685,495	835,495
20	42,189	1,054,724	-1,115,276	554,724	654,724	804,724
30	41,574	1,039,339	-1,130,661	539,339	639,339	789,339
50	40,343	1,008,568	-1,161,432	508,568	608,568	758,568
70	39,111	977,772	-1,192,228	477,772	577,772	727,772
90	37,880	947,001	-1,222,999	447,001	547,001	697,001
100	37,265	931,616	-1,238,384	431,616	531,616	681,616
125	35,726	893,140	-1,276,860	393,140	493,140	643,140
150	34,188	854,689	-1,315,311	354,689	454,689	604,689
175	32,649	816,213	-1,353,787	316,213	416,213	566,213
200	31,109	777,737	-1,392,263	277,737	377,737	527,737
225	29,570	739,261	-1,430,739	239,261	339,261	489,261
250	28,032	700,810	-1,469,190	200,810	300,810	450,810
275	26,493	662,334	-1,507,666	162,334	262,334	412,334
300	24,954	623,858	-1,546,142	123,858	223,858	373,858
325	23,416	585,407	-1,584,593	85,407	185,407	335,407

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 £8781 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	109,057	2,726,437	556,437	2,226,437	2,326,437	2,476,437
20	107,827	2,695,667	525,667	2,195,667	2,295,667	2,445,667
30	107,211	2,680,281	510,281	2,180,281	2,280,281	2,430,281
50	105,980	2,649,510	479,510	2,149,510	2,249,510	2,399,510
70	104,749	2,618,715	448,715	2,118,715	2,218,715	2,368,715
90	103,518	2,587,944	417,944	2,087,944	2,187,944	2,337,944
100	102,902	2,572,558	402,558	2,072,558	2,172,558	2,322,558
125	101,363	2,534,083	364,083	2,034,083	2,134,083	2,284,083
150	99,825	2,495,632	325,632	1,995,632	2,095,632	2,245,632
175	98,286	2,457,156	287,156	1,957,156	2,057,156	2,207,156
200	96,747	2,418,680	248,680	1,918,680	2,018,680	2,168,680
225	95,208	2,380,204	210,204	1,880,204	1,980,204	2,130,204
250	93,670	2,341,753	171,753	1,841,753	1,941,753	2,091,753
275	92,131	2,303,277	133,277	1,803,277	1,903,277	2,053,277
300	90,592	2,264,801	94,801	1,764,801	1,864,801	2,014,801
325	89,054	2,226,350	56,350	1,726,350	1,826,350	1,976,350

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£325		£325	
			£325

Community Infrastructure Levy
Welwyn Hatfield BC**Benchmark Land Values (per gross ha)**

BLV1	BLV2	BLV3	BLV4
	value 2- Urban Openspace & other non backlands	Benchmark land value 3 - Greenfield (higher)	Benchmark land value 4 - Greenfield (lower)
Benchmark land value 1 - Industrial £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 Ownership	0%

Site area	0.13 ha
Net to gross	100%

Growth	0%
Sales	0%
Build	0%

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	70.044	560.356	-1,609.844	60.356	160.356	310.356
20	64.445	515.560	-1,654.440	15.560	115.560	265.560
30	61.645	493.158	-1,676.842	-6.842	93.158	243.158
50	56.045	448.362	-1,721.638	-51.638	48.362	198.362
70	50.445	403.558	-1,766.442	-96.442	3.558	153.558
90	44.845	358.762	-1,811.238	-141.238	-41.238	108.762
100	42.045	336.360	-1,833.640	-163.640	-63.640	86.360
125	35.045	280.363	-1,889.637	-219.637	-119.637	30.363
150	28.046	224.366	-1,945.634	-275.634	-175.634	-25.634
175	21.045	168.362	-2,001.638	-331.638	-231.638	-81.638
200	14.046	112.365	-2,057.635	-387.635	-287.635	-137.635
225	7.046	56.368	-2,113.632	-443.632	-343.632	-193.632
250	46	371	-2,169.629	-499.629	-399.629	-249.629
275	-7.060	-56.481	-2,226.481	-556.481	-456.481	-306.481
300	-14.166	-113.330	-2,283.330	-613.330	-513.330	-363.330
325	-21.274	-170.188	-2,340.188	-670.188	-570.188	-420.188

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£20	£70	£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	107.097	856.773	-1,313.227	356.773	456.773	606.773
20	101.497	811.977	-1,358.023	311.977	411.977	561.977
30	98.697	789.575	-1,380.425	289.575	389.575	539.575
50	93.097	744.779	-1,425.221	244.779	344.779	494.779
70	87.497	699.975	-1,470.025	199.975	299.975	449.975
90	81.897	655.179	-1,514.821	155.179	255.179	405.179
100	79.097	632.777	-1,537.223	132.777	232.777	382.777
125	72.098	576.780	-1,593.220	76.780	176.780	326.780
150	65.097	520.776	-1,649.224	20.776	120.776	270.776
175	58.097	464.779	-1,705.221	-35.221	64.779	214.779
200	51.098	408.782	-1,761.218	-91.218	8.782	158.782
225	44.098	352.785	-1,817.215	-147.215	-47.215	102.785
250	37.098	296.780	-1,873.220	-203.220	-103.220	46.780
275	30.098	240.783	-1,929.217	-259.217	-159.217	-9.217
300	23.098	184.786	-1,985.214	-315.214	-215.214	-65.214
325	16.098	128.781	-2,041.219	-371.219	-271.219	-121.219

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£150	£200	£250

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	142.969	1,143.755	-1,026.245	643.755	743.755	893.755
20	137.369	1,098.951	-1,071.049	598.951	698.951	848.951
30	134.570	1,076.557	-1,093.443	576.557	676.557	826.557
50	128.969	1,031.753	-1,138.247	531.753	631.753	781.753
70	123.370	986.957	-1,183.043	486.957	586.957	736.957
90	117.769	942.153	-1,227.847	442.153	542.153	692.153
100	114.970	919.759	-1,250.241	419.759	519.759	669.759
125	107.969	863.755	-1,306.245	363.755	463.755	613.755
150	100.970	807.758	-1,362.242	307.758	407.758	557.758
175	93.970	751.761	-1,418.239	251.761	351.761	501.761
200	86.970	695.764	-1,474.236	195.764	295.764	445.764
225	79.970	639.759	-1,530.241	139.759	239.759	389.759
250	72.970	583.762	-1,586.238	83.762	183.762	333.762
275	65.971	527.765	-1,642.235	27.765	127.765	277.765
300	58.970	471.760	-1,698.240	-28.240	71.760	221.760
325	51.970	415.764	-1,754.236	-84.236	15.764	165.764

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£275	£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	192.479	1,539.834	-630.166	1,039.834	1,139.834	1,289.834
20	186.880	1,495.038	-674.962	995.038	1,095.038	1,245.038
30	184.080	1,472.636	-697.364	972.636	1,072.636	1,222.636
50	178.480	1,427.841	-742.159	927.841	1,027.841	1,177.841
70	172.880	1,383.037	-786.963	883.037	983.037	1,133.037
90	167.280	1,338.241	-831.759	838.241	938.241	1,088.241
100	164.480	1,315.839	-854.161	815.839	915.839	1,065.839
125	157.480	1,259.842	-910.158	759.842	859.842	1,009.842
150	150.481	1,203.845	-966.155	703.845	803.845	953.845
175	143.480	1,147.840	-1,022.160	647.840	747.840	897.840
200	136.480	1,091.843	-1,078.157	591.843	691.843	841.843
225	129.481	1,035.846	-1,134.154	535.846	635.846	785.846
250	122.481	979.850	-1,190.150	479.850	579.850	729.850
275	115.481	923.845	-1,246.155	423.845	523.845	673.845
300	108.481	867.848	-1,302.152	367.848	467.848	617.848
325	101.481	811.851	-1,358.149	311.851	411.851	561.851

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	491.067	3,928.534	1,758.534	3,428.534	3,528.534	3,678.534
20	485.467	3,883.738	1,713.738	3,383.738	3,483.738	3,633.738
30	482.667	3,861.336	1,691.336	3,361.336	3,461.336	3,611.336
50	477.068	3,816.540	1,646.540	3,316.540	3,416.540	3,566.540
70	471.467	3,771.736	1,601.736	3,271.736	3,371.736	3,521.736
90	465.868	3,726.941	1,556.941	3,226.941	3,326.941	3,476.941
100	463.067	3,704.539	1,534.539	3,204.539	3,304.539	3,454.539
125	456.068	3,648.542	1,478.542	3,148.542	3,248.542	3,398.542
150	449.067	3,592.537	1,422.537	3,092.537	3,192.537	3,342.537
175	442.067	3,536.540	1,366.540	3,036.540	3,136.540	3,286.540
200	435.068	3,480.543	1,310.543	2,980.543	3,080.543	3,230.543
225	428.068	3,424.546	1,254.546	2,924.546	3,024.546	3,174.546
250	421.068	3,368.541	1,198.541	2,868.541	2,968.541	3,118.541
275	414.068	3,312.544	1,142.544	2,812.544	2,912.544	3,062.544
300	407.068	3,256.548	1,086.548	2,756.548	2,856.548	3,006.548
325	400.068	3,200.543	1,030.543	2,700.543	2,800.543	2,950.543

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
No of units 10 units
Density: 40 dph

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

Site area	0.25 ha
Net to gross	100%

Growth	0%
Sales	0%
Build	0%

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	151,827	607,307	-1,562,693	107,307	207,307	357,307
20	140,807	563,227	-1,606,773	63,227	163,227	313,227
30	135,296	541,186	-1,628,814	41,186	141,186	291,186
50	124,276	497,102	-1,672,898	-2,898	97,102	247,102
70	113,255	453,019	-1,716,981	-46,981	53,019	203,019
90	102,234	408,936	-1,761,064	-91,064	8,936	158,936
100	96,724	386,894	-1,783,106	-113,106	-13,106	136,894
125	82,948	331,790	-1,838,210	-168,210	-68,210	81,790
150	69,172	276,686	-1,893,314	-223,314	-123,314	26,686
175	55,395	221,582	-1,948,418	-278,418	-178,418	-28,418
200	41,619	166,478	-2,003,522	-333,522	-233,522	-83,522
225	27,843	111,374	-2,058,626	-388,626	-288,626	-138,626
250	14,068	56,274	-2,113,726	-443,726	-343,726	-193,726
275	292	1,170	-2,168,830	-498,830	-398,830	-248,830
300	-13,689	-54,758	-2,224,758	-554,758	-454,758	-304,758
325	-27,676	-110,704	-2,280,704	-610,704	-510,704	-360,704

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£30	£90	£150

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	224,702	898,810	-1,271,190	398,810	498,810	648,810
20	213,682	854,727	-1,315,273	354,727	454,727	604,727
30	208,172	832,689	-1,337,311	332,689	432,689	582,689
50	197,151	788,606	-1,381,394	288,606	388,606	538,606
70	186,131	744,522	-1,425,478	244,522	344,522	494,522
90	175,110	700,439	-1,469,561	200,439	300,439	450,439
100	169,599	678,398	-1,491,602	178,398	278,398	428,398
125	155,823	623,293	-1,546,707	123,293	223,293	373,293
150	142,047	568,189	-1,601,811	68,189	168,189	318,189
175	128,271	513,085	-1,656,915	13,085	113,085	263,085
200	114,495	457,981	-1,712,019	-42,019	57,981	207,981
225	100,719	402,877	-1,767,123	-97,123	2,877	152,877
250	86,943	347,773	-1,822,227	-152,227	-52,227	97,773
275	73,168	292,673	-1,877,327	-207,327	-107,327	42,673
300	59,392	237,569	-1,932,431	-262,431	-162,431	-12,431
325	45,616	182,465	-1,987,535	-317,535	-217,535	-67,535

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£175	£225	£275

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	295,273	1,181,094	-988,906	681,094	781,094	931,094
20	284,254	1,137,015	-1,032,985	637,015	737,015	887,015
30	278,743	1,114,973	-1,055,027	614,973	714,973	864,973
50	267,722	1,070,890	-1,099,110	570,890	670,890	820,890
70	256,702	1,026,806	-1,143,194	526,806	626,806	776,806
90	245,681	982,723	-1,187,277	482,723	582,723	732,723
100	240,170	960,681	-1,209,319	460,681	560,681	710,681
125	226,394	905,577	-1,264,423	405,577	505,577	655,577
150	212,618	850,473	-1,319,527	350,473	450,473	600,473
175	198,842	795,369	-1,374,631	295,369	395,369	545,369
200	185,066	740,265	-1,429,735	240,265	340,265	490,265
225	171,290	685,161	-1,484,839	185,161	285,161	435,161
250	157,515	630,061	-1,539,939	130,061	230,061	380,061
275	143,739	574,957	-1,595,043	74,957	174,957	324,957
300	129,963	519,853	-1,650,147	19,853	119,853	269,853
325	116,187	464,748	-1,705,252	-35,252	64,748	214,748

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£300	£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	392,653	1,570,613	-599,387	1,070,613	1,170,613	1,320,613
20	381,633	1,526,530	-643,470	1,026,530	1,126,530	1,276,530
30	376,122	1,504,488	-665,512	1,004,488	1,104,488	1,254,488
50	365,101	1,460,405	-709,595	960,405	1,060,405	1,210,405
70	354,080	1,416,322	-753,678	916,322	1,016,322	1,166,322
90	343,060	1,372,239	-797,761	872,239	972,239	1,122,239
100	337,549	1,350,197	-819,803	850,197	950,197	1,100,197
125	323,773	1,295,093	-874,907	795,093	895,093	1,045,093
150	309,997	1,239,989	-930,011	739,989	839,989	989,989
175	296,221	1,184,885	-985,115	684,885	784,885	934,885
200	282,445	1,129,780	-1,040,220	629,780	729,780	879,780
225	268,669	1,074,676	-1,095,324	574,676	674,676	824,676
250	254,894	1,019,576	-1,150,424	519,576	619,576	769,576
275	241,118	964,472	-1,205,528	464,472	564,472	714,472
300	227,342	909,368	-1,260,632	409,368	509,368	659,368
325	213,566	854,264	-1,315,736	354,264	454,264	604,264

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	980,216	3,920,865	1,750,865	3,420,865	3,520,865	3,670,865
20	969,195	3,876,782	1,706,782	3,376,782	3,476,782	3,626,782
30	963,685	3,854,740	1,684,740	3,354,740	3,454,740	3,604,740
50	952,664	3,810,657	1,640,657	3,310,657	3,410,657	3,560,657
70	941,643	3,766,574	1,596,574	3,266,574	3,366,574	3,516,574
90	930,623	3,722,490	1,552,490	3,222,490	3,322,490	3,472,490
100	925,113	3,700,453	1,530,453	3,200,453	3,300,453	3,450,453
125	911,337	3,645,349	1,475,349	3,145,349	3,245,349	3,395,349
150	897,561	3,590,245	1,420,245	3,090,245	3,190,245	3,340,245
175	883,785	3,535,140	1,365,140	3,035,140	3,135,140	3,285,140
200	870,009	3,480,036	1,310,036	2,980,036	3,080,036	3,230,036
225	856,233	3,424,932	1,254,932	2,924,932	3,024,932	3,174,932
250	842,457	3,369,828	1,199,828	2,869,828	2,969,828	3,119,828
275	828,681	3,314,724	1,144,724	2,814,724	2,914,724	3,064,724
300	814,905	3,259,620	1,089,620	2,759,620	2,859,620	3,009,620
325	801,129	3,204,516	1,034,516	2,704,516	2,804,516	2,954,516

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 4

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

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

Site area	0.14 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

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	-670.081	-4,802.248	-6,972.248	-5,302.248	-5,202.248	-5,052.248
20	-683.265	-4,896.736	-7,066.736	-5,396.736	-5,296.736	-5,146.736
30	-689.858	-4,943.979	-7,113.979	-5,443.979	-5,343.979	-5,193.979
50	-703.042	-5,038.467	-7,208.467	-5,538.467	-5,438.467	-5,288.467
70	-716.226	-5,132.954	-7,302.954	-5,632.954	-5,532.954	-5,382.954
90	-729.410	-5,227.441	-7,397.441	-5,727.441	-5,627.441	-5,477.441
100	-736.003	-5,274.685	-7,444.685	-5,774.685	-5,674.685	-5,524.685
125	-752.483	-5,392.797	-7,562.797	-5,892.797	-5,792.797	-5,642.797
150	-768.963	-5,510.903	-7,680.903	-6,010.903	-5,910.903	-5,760.903
175	-785.444	-5,629.016	-7,799.016	-6,129.016	-6,029.016	-5,879.016
200	-801.924	-5,747.121	-7,917.121	-6,247.121	-6,147.121	-5,997.121
225	-818.405	-5,865.234	-8,035.234	-6,365.234	-6,265.234	-6,115.234
250	-834.886	-5,983.346	-8,153.346	-6,483.346	-6,383.346	-6,233.346
275	-851.365	-6,101.452	-8,271.452	-6,601.452	-6,501.452	-6,351.452
300	-867.846	-6,219.565	-8,389.565	-6,719.565	-6,619.565	-6,469.565
325	-884.326	-6,337.670	-8,507.670	-6,837.670	-6,737.670	-6,587.670

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	-595.456	-4,267.434	-6,437.434	-4,767.434	-4,667.434	-4,517.434
20	-608.640	-4,361.921	-6,531.921	-4,861.921	-4,761.921	-4,611.921
30	-615.232	-4,409.165	-6,579.165	-4,909.165	-4,809.165	-4,659.165
50	-628.417	-4,503.652	-6,673.652	-5,003.652	-4,903.652	-4,753.652
70	-641.601	-4,598.140	-6,768.140	-5,098.140	-4,998.140	-4,848.140
90	-654.785	-4,692.627	-6,862.627	-5,192.627	-5,092.627	-4,942.627
100	-661.377	-4,739.870	-6,909.870	-5,239.870	-5,139.870	-4,989.870
125	-677.858	-4,857.983	-7,027.983	-5,357.983	-5,257.983	-5,107.983
150	-694.338	-4,976.089	-7,146.089	-5,476.089	-5,376.089	-5,226.089
175	-710.819	-5,094.201	-7,264.201	-5,594.201	-5,494.201	-5,344.201
200	-727.299	-5,212.307	-7,382.307	-5,712.307	-5,612.307	-5,462.307
225	-743.779	-5,330.419	-7,500.419	-5,830.419	-5,730.419	-5,580.419
250	-760.259	-5,448.525	-7,618.525	-5,948.525	-5,848.525	-5,698.525
275	-776.740	-5,566.638	-7,736.638	-6,066.638	-5,966.638	-5,816.638
300	-793.221	-5,684.750	-7,854.750	-6,184.750	-6,084.750	-5,934.750
325	-809.701	-5,802.856	-7,972.856	-6,302.856	-6,202.856	-6,052.856

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	-523.190	-3,749.528	-5,919.528	-4,249.528	-4,149.528	-3,999.528
20	-536.374	-3,844.015	-6,014.015	-4,344.015	-4,244.015	-4,094.015
30	-542.966	-3,891.258	-6,061.258	-4,391.258	-4,291.258	-4,141.258
50	-556.151	-3,985.746	-6,155.746	-4,485.746	-4,385.746	-4,235.746
70	-569.336	-4,080.240	-6,250.240	-4,580.240	-4,480.240	-4,330.240
90	-582.520	-4,174.727	-6,344.727	-4,674.727	-4,574.727	-4,424.727
100	-589.112	-4,221.971	-6,391.971	-4,721.971	-4,621.971	-4,471.971
125	-605.592	-4,340.077	-6,510.077	-4,840.077	-4,740.077	-4,590.077
150	-622.073	-4,458.189	-6,628.189	-4,958.189	-4,858.189	-4,708.189
175	-638.553	-4,576.295	-6,746.295	-5,076.295	-4,976.295	-4,826.295
200	-655.034	-4,694.407	-6,864.407	-5,194.407	-5,094.407	-4,944.407
225	-671.513	-4,812.513	-6,982.513	-5,312.513	-5,212.513	-5,062.513
250	-687.994	-4,930.625	-7,100.625	-5,430.625	-5,330.625	-5,180.625
275	-704.475	-5,048.738	-7,218.738	-5,548.738	-5,448.738	-5,298.738
300	-720.955	-5,166.844	-7,336.844	-5,666.844	-5,566.844	-5,416.844
325	-737.436	-5,284.956	-7,454.956	-5,784.956	-5,684.956	-5,534.956

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	-423.473	-3,034.892	-5,204.892	-3,534.892	-3,434.892	-3,284.892
20	-436.658	-3,129.379	-5,299.379	-3,629.379	-3,529.379	-3,379.379
30	-443.250	-3,176.623	-5,346.623	-3,676.623	-3,576.623	-3,426.623
50	-456.434	-3,271.110	-5,441.110	-3,771.110	-3,671.110	-3,521.110
70	-469.618	-3,365.597	-5,535.597	-3,865.597	-3,765.597	-3,615.597
90	-482.803	-3,460.085	-5,630.085	-3,960.085	-3,860.085	-3,710.085
100	-489.395	-3,507.328	-5,677.328	-4,007.328	-3,907.328	-3,757.328
125	-505.875	-3,625.441	-5,795.441	-4,125.441	-4,025.441	-3,875.441
150	-522.355	-3,743.546	-5,913.546	-4,243.546	-4,143.546	-3,993.546
175	-538.836	-3,861.659	-6,031.659	-4,361.659	-4,261.659	-4,111.659
200	-555.316	-3,979.765	-6,149.765	-4,479.765	-4,379.765	-4,229.765
225	-571.797	-4,097.877	-6,267.877	-4,597.877	-4,497.877	-4,347.877
250	-588.277	-4,215.983	-6,385.983	-4,715.983	-4,615.983	-4,465.983
275	-604.757	-4,334.095	-6,504.095	-4,834.095	-4,734.095	-4,584.095
300	-621.238	-4,452.208	-6,622.208	-4,952.208	-4,852.208	-4,702.208
325	-637.718	-4,570.314	-6,740.314	-5,070.314	-4,970.314	-4,820.314

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	175.520	1,257.894	-912.106	757.894	857.894	1,007.894
20	162.533	1,164.823	-1,005.177	664.823	764.823	914.823
30	156.041	1,118.291	-1,051.709	618.291	718.291	868.291
50	143.055	1,025.227	-1,144.773	525.227	625.227	775.227
70	130.068	932.156	-1,237.844	432.156	532.156	682.156
90	117.083	839.092	-1,330.908	339.092	439.092	589.092
100	110.589	792.553	-1,377.447	292.553	392.553	542.553
125	94.357	676.223	-1,493.777	176.223	276.223	426.223
150	78.124	559.886	-1,610.114	59.886	159.886	309.886
175	61.891	443.549	-1,726.451	-66.451	43.549	193.549
200	45.658	327.219	-1,842.781	-172.781	-72.781	77.219
225	29.425	210.882	-1,959.118	-289.118	-189.118	-39.118
250	13.192	94.545	-2,075.455	-405.455	-305.455	-155.455
275	-3.087	-22.120	-2,192.120	-522.120	-422.120	-272.120
300	-19.566	-140.226	-2,310.226	-640.226	-540.226	-390.226
325	-36.047	-258.338	-2,428.338	-758.338	-658.338	-508.338

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	E150	E175	E200

**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 well 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%
% Social Rented	51%
% Aff Rent	49%
% Shrd Ownership	0%

Site area	0.20 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

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	-1,705,754	-8,528,770	-10,698,770	-9,028,770	-8,928,770	-8,778,770
20	-1,728,073	-8,640,367	-10,810,367	-9,140,367	-9,040,367	-8,890,367
30	-1,739,234	-8,696,168	-10,866,168	-9,196,168	-9,096,168	-8,946,168
50	-1,761,554	-8,807,771	-10,977,771	-9,307,771	-9,207,771	-9,057,771
70	-1,783,874	-8,919,368	-11,089,368	-9,419,368	-9,319,368	-9,169,368
90	-1,806,194	-9,030,970	-11,200,970	-9,530,970	-9,430,970	-9,280,970
100	-1,817,353	-9,086,766	-11,256,766	-9,586,766	-9,486,766	-9,336,766
125	-1,845,254	-9,226,269	-11,396,269	-9,726,269	-9,626,269	-9,476,269
150	-1,873,153	-9,365,767	-11,535,767	-9,865,767	-9,765,767	-9,615,767
175	-1,901,054	-9,505,269	-11,675,269	-10,005,269	-9,905,269	-9,755,269
200	-1,929,953	-9,644,767	-11,814,767	-10,144,767	-10,044,767	-9,894,767
225	-1,958,853	-9,784,265	-11,954,265	-10,284,265	-10,184,265	-10,034,265
250	-1,984,753	-9,923,767	-12,093,767	-10,423,767	-10,323,767	-10,173,767
275	-2,012,653	-10,063,265	-12,233,265	-10,563,265	-10,463,265	-10,313,265
300	-2,040,553	-10,202,763	-12,372,763	-10,702,763	-10,602,763	-10,452,763
325	-2,068,453	-10,342,266	-12,512,266	-10,842,266	-10,742,266	-10,592,266

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	-1,587,941	-7,939,704	-10,109,704	-8,439,704	-8,339,704	-8,189,704
20	-1,610,260	-8,051,302	-10,221,302	-8,551,302	-8,451,302	-8,301,302
30	-1,621,421	-8,107,103	-10,277,103	-8,607,103	-8,507,103	-8,357,103
50	-1,643,740	-8,218,700	-10,388,700	-8,718,700	-8,618,700	-8,468,700
70	-1,666,060	-8,330,302	-10,500,302	-8,830,302	-8,730,302	-8,580,302
90	-1,688,380	-8,441,899	-10,611,899	-8,941,899	-8,841,899	-8,691,899
100	-1,699,540	-8,497,700	-10,667,700	-8,997,700	-8,897,700	-8,747,700
125	-1,727,441	-8,637,203	-10,807,203	-9,137,203	-9,037,203	-8,887,203
150	-1,755,340	-8,776,701	-10,946,701	-9,276,701	-9,176,701	-9,026,701
175	-1,783,240	-8,916,199	-11,086,199	-9,416,199	-9,316,199	-9,166,199
200	-1,811,140	-9,055,701	-11,225,701	-9,555,701	-9,455,701	-9,305,701
225	-1,839,040	-9,195,199	-11,365,199	-9,695,199	-9,595,199	-9,445,199
250	-1,866,940	-9,334,702	-11,504,702	-9,834,702	-9,734,702	-9,584,702
275	-1,894,840	-9,474,200	-11,644,200	-9,974,200	-9,874,200	-9,724,200
300	-1,922,739	-9,613,697	-11,783,697	-10,113,697	-10,013,697	-9,863,697
325	-1,950,640	-9,753,200	-11,923,200	-10,253,200	-10,153,200	-10,003,200

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	-1,473,849	-7,369,246	-9,539,246	-7,869,246	-7,769,246	-7,619,246
20	-1,496,169	-7,480,844	-9,650,844	-7,980,844	-7,880,844	-7,730,844
30	-1,507,329	-7,536,645	-9,706,645	-8,036,645	-7,936,645	-7,786,645
50	-1,529,649	-7,648,247	-9,818,247	-8,148,247	-8,048,247	-7,898,247
70	-1,551,969	-7,759,844	-9,929,844	-8,259,844	-8,159,844	-8,009,844
90	-1,574,289	-7,871,446	-10,041,446	-8,371,446	-8,271,446	-8,121,446
100	-1,585,448	-7,927,242	-10,097,242	-8,427,242	-8,327,242	-8,177,242
125	-1,613,349	-8,066,745	-10,236,745	-8,566,745	-8,466,745	-8,316,745
150	-1,641,249	-8,206,243	-10,376,243	-8,706,243	-8,606,243	-8,456,243
175	-1,669,149	-8,345,746	-10,515,746	-8,845,746	-8,745,746	-8,595,746
200	-1,697,049	-8,485,243	-10,655,243	-8,985,243	-8,885,243	-8,735,243
225	-1,724,948	-8,624,741	-10,794,741	-9,124,741	-9,024,741	-8,874,741
250	-1,752,849	-8,764,244	-10,934,244	-9,264,244	-9,164,244	-9,014,244
275	-1,780,748	-8,903,742	-11,073,742	-9,403,742	-9,303,742	-9,153,742
300	-1,808,649	-9,043,244	-11,213,244	-9,543,244	-9,443,244	-9,293,244
325	-1,836,548	-9,182,742	-11,352,742	-9,682,742	-9,582,742	-9,432,742

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	-1,316,423	-6,582,117	-8,752,117	-7,082,117	-6,982,117	-6,832,117
20	-1,338,743	-6,693,715	-8,863,715	-7,193,715	-7,093,715	-6,943,715
30	-1,349,903	-6,749,516	-8,919,516	-7,249,516	-7,149,516	-6,999,516
50	-1,372,224	-6,861,118	-9,031,118	-7,361,118	-7,261,118	-7,111,118
70	-1,394,543	-6,972,715	-9,142,715	-7,472,715	-7,372,715	-7,222,715
90	-1,416,863	-7,084,317	-9,254,317	-7,584,317	-7,484,317	-7,334,317
100	-1,428,023	-7,140,113	-9,310,113	-7,640,113	-7,540,113	-7,390,113
125	-1,455,923	-7,279,616	-9,449,616	-7,779,616	-7,679,616	-7,529,616
150	-1,483,823	-7,419,114	-9,589,114	-7,919,114	-7,819,114	-7,669,114
175	-1,511,723	-7,558,617	-9,728,617	-8,058,617	-7,958,617	-7,808,617
200	-1,539,623	-7,698,114	-9,868,114	-8,198,114	-8,098,114	-7,948,114
225	-1,567,522	-7,837,612	-10,007,612	-8,337,612	-8,237,612	-8,087,612
250	-1,595,423	-7,977,115	-10,147,115	-8,477,115	-8,377,115	-8,227,115
275	-1,623,323	-8,116,613	-10,286,613	-8,616,613	-8,516,613	-8,366,613
300	-1,651,223	-8,256,115	-10,426,115	-8,756,115	-8,656,115	-8,506,115
325	-1,679,123	-8,395,613	-10,565,613	-8,895,613	-8,795,613	-8,645,613

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	-366,474	-1,832,372	-4,002,372	-2,332,372	-2,232,372	-2,082,372
20	-388,795	-1,943,974	-4,113,974	-2,443,974	-2,343,974	-2,193,974
30	-399,955	-1,999,775	-4,169,775	-2,499,775	-2,399,775	-2,249,775
50	-422,274	-2,111,372	-4,281,372	-2,611,372	-2,511,372	-2,361,372
70	-444,595	-2,222,975	-4,392,975	-2,722,975	-2,622,975	-2,472,975
90	-466,914	-2,334,572	-4,504,572	-2,834,572	-2,734,572	-2,584,572
100	-478,075	-2,390,373	-4,560,373	-2,890,373	-2,790,373	-2,640,373
125	-505,974	-2,529,871	-4,699,871	-3,029,871	-2,929,871	-2,779,871
150	-533,875	-2,669,373	-4,839,373	-3,169,373	-3,069,373	-2,919,373
175	-561,774	-2,808,871	-4,978,871	-3,308,871	-3,208,871	-3,058,871
200	-589,675	-2,948,374	-5,118,374	-3,448,374	-3,348,374	-3,198,374
225	-617,574	-3,087,872	-5,257,872	-3,587,872	-3,487,872	-3,337,872
250	-645,474	-3,227,369	-5,397,369	-3,727,369	-3,627,369	-3,477,369
275	-673,374	-3,366,872	-5,536,872	-3,866,872	-3,766,872	-3,616,872
300	-701,274	-3,506,370	-5,676,370	-4,006,370	-3,906,370	-3,756,370
325	-729,174	-3,645,868	-5,815,868	-4,145,868	-4,045,868	-3,895,868

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 Openpace & other new 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%
% Social Rented	51%
% Aff Rent	49%
% Shrd Ownship	0%

Site area	1.79 ha
Net to gross	70%

Growth	0%
Sales	0%
Build	0%

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	728,618	408,026	-1,761,974	-91,974	8,026	158,026
20	682,231	382,049	-1,787,951	-117,951	-17,951	132,049
30	659,038	369,061	-1,800,939	-130,939	-30,939	119,061
50	612,651	343,085	-1,826,915	-156,915	-56,915	93,085
70	566,266	317,109	-1,852,891	-182,891	-82,891	67,109
90	519,879	291,132	-1,878,868	-208,868	-108,868	41,132
100	496,685	278,144	-1,891,856	-221,856	-121,856	28,144
125	438,703	245,674	-1,924,326	-254,326	-154,326	-4,326
150	380,719	213,203	-1,956,797	-286,797	-186,797	-36,797
175	322,737	180,733	-1,989,267	-319,267	-219,267	-69,267
200	264,753	148,262	-2,021,738	-351,738	-251,738	-101,738
225	206,771	115,791	-2,054,209	-384,209	-284,209	-134,209
250	148,787	83,321	-2,086,679	-416,679	-316,679	-166,679
275	90,804	50,850	-2,119,150	-449,150	-349,150	-199,150
300	32,821	18,380	-2,151,620	-481,620	-381,620	-231,620
325	-25,546	-14,306	-2,184,306	-514,306	-414,306	-264,306

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A		
		£0	£100

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	1,148,254	643,022	-1,526,978	143,022	243,022	393,022
20	1,101,867	617,046	-1,552,954	117,046	217,046	367,046
30	1,078,674	604,057	-1,565,943	104,057	204,057	354,057
50	1,032,288	578,081	-1,591,919	78,081	178,081	328,081
70	985,901	552,105	-1,617,895	52,105	152,105	302,105
90	939,515	526,129	-1,643,871	26,129	126,129	276,129
100	916,322	513,140	-1,656,860	13,140	113,140	263,140
125	858,338	480,669	-1,689,331	-19,331	80,669	230,669
150	800,356	448,199	-1,721,801	-51,801	48,199	198,199
175	742,372	415,728	-1,754,272	-84,272	15,728	165,728
200	684,390	383,258	-1,786,742	-116,742	-16,742	133,258
225	626,407	350,788	-1,819,212	-149,212	-49,212	100,788
250	568,424	318,317	-1,851,683	-181,683	-81,683	68,317
275	510,441	285,847	-1,884,153	-214,153	-114,153	35,847
300	452,457	253,376	-1,916,624	-246,624	-146,624	3,376
325	394,475	220,906	-1,949,094	-279,094	-179,094	-29,094

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A		£100	£175
			£300

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	1,554,429	870,480	-1,299,520	370,480	470,480	620,480
20	1,508,042	844,504	-1,325,496	344,504	444,504	594,504
30	1,484,849	831,515	-1,338,485	331,515	431,515	581,515
50	1,438,463	805,539	-1,364,461	305,539	405,539	555,539
70	1,392,076	779,563	-1,390,437	279,563	379,563	529,563
90	1,345,690	753,587	-1,416,413	253,587	353,587	503,587
100	1,322,497	740,598	-1,429,402	240,598	340,598	490,598
125	1,264,513	708,127	-1,461,873	208,127	308,127	458,127
150	1,206,531	675,657	-1,494,343	175,657	275,657	425,657
175	1,148,547	643,186	-1,526,814	143,186	243,186	393,186
200	1,090,565	610,716	-1,559,284	110,716	210,716	360,716
225	1,032,581	578,245	-1,591,755	78,245	178,245	328,245
250	974,598	545,775	-1,624,225	45,775	145,775	295,775
275	916,615	513,304	-1,656,696	13,304	113,304	263,304
300	858,632	480,834	-1,689,166	-19,166	80,834	230,834
325	800,650	448,364	-1,721,636	-51,636	48,364	198,364

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A		£275	£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	2,115,179	1,184,500	-985,500	684,500	784,500	934,500
20	2,068,792	1,158,524	-1,011,476	658,524	758,524	908,524
30	2,045,599	1,145,535	-1,024,465	645,535	745,535	895,535
50	1,999,213	1,119,559	-1,050,441	619,559	719,559	869,559
70	1,952,826	1,093,583	-1,076,417	593,583	693,583	843,583
90	1,906,440	1,067,606	-1,102,394	567,606	667,606	817,606
100	1,883,247	1,054,618	-1,115,382	554,618	654,618	804,618
125	1,825,263	1,022,147	-1,147,853	522,147	622,147	772,147
150	1,767,281	989,677	-1,180,323	489,677	589,677	739,677
175	1,709,297	957,206	-1,212,794	457,206	557,206	707,206
200	1,651,314	924,736	-1,245,264	424,736	524,736	674,736
225	1,593,331	892,265	-1,277,735	392,265	492,265	642,265
250	1,535,348	859,795	-1,310,205	359,795	459,795	609,795
275	1,477,365	827,324	-1,342,676	327,324	427,324	577,324
300	1,419,382	794,854	-1,375,146	294,854	394,854	544,854
325	1,361,399	762,383	-1,407,617	262,383	362,383	512,383

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A		£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	5,456,252	3,055,501	885,501	2,555,501	2,655,501	2,805,501
20	5,410,563	3,029,915	859,915	2,529,915	2,629,915	2,779,915
30	5,387,718	3,017,122	847,122	2,517,122	2,617,122	2,767,122
50	5,342,029	2,991,536	821,536	2,491,536	2,591,536	2,741,536
70	5,296,340	2,965,950	795,950	2,465,950	2,565,950	2,715,950
90	5,250,650	2,940,364	770,364	2,440,364	2,540,364	2,690,364
100	5,227,805	2,927,571	757,571	2,427,571	2,527,571	2,677,571
125	5,170,694	2,895,589	725,589	2,395,589	2,495,589	2,645,589
150	5,113,582	2,863,606	693,606	2,363,606	2,463,606	2,613,606
175	5,056,471	2,831,624	661,624	2,331,624	2,431,624	2,581,624
200	4,999,359	2,799,641	629,641	2,299,641	2,399,641	2,549,641
225	4,942,248	2,767,659	597,659	2,267,659	2,367,659	2,517,659
250	4,885,136	2,735,676	565,676	2,235,676	2,335,676	2,485,676
275	4,828,025	2,703,694	533,694	2,203,694	2,303,694	2,453,694
300	4,770,913	2,671,711	501,711	2,171,711	2,271,711	2,421,711
325	4,713,801	2,639,729	469,729	2,139,729	2,239,729	2,389,729

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
	£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 7

Houses
No of units 70 units
Density: 30 dph

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

Site area	3.11 ha
Net to gross	75%

Growth	0%
Sales	0%
Build	0%

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	1,020,183	327,916	-1,842,084	-172,084	-72,084	77,916
20	936,376	300,978	-1,869,022	-199,022	-99,022	50,978
30	894,472	287,509	-1,882,491	-212,491	-112,491	37,509
50	810,665	260,571	-1,909,429	-239,429	-139,429	10,571
70	726,857	233,633	-1,936,367	-266,367	-166,367	-16,367
90	643,050	206,695	-1,963,305	-293,305	-193,305	-43,305
100	601,147	193,226	-1,976,774	-306,774	-206,774	-56,774
125	496,387	159,553	-2,010,447	-340,447	-240,447	-90,447
150	391,627	125,880	-2,044,120	-374,120	-274,120	-124,120
175	286,869	92,208	-2,077,792	-407,792	-307,792	-157,792
200	182,109	58,535	-2,111,465	-441,465	-341,465	-191,465
225	77,349	24,862	-2,145,138	-475,138	-375,138	-225,138
250	-27,828	-9,945	-2,178,945	-508,945	-408,945	-258,945
275	-134,186	-43,131	-2,213,131	-543,131	-443,131	-293,131
300	-240,574	-77,327	-2,247,327	-577,327	-477,327	-327,327
325	-348,555	-112,036	-2,282,036	-612,036	-512,036	-362,036

Maximum CIL rates (per square metre)

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

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	1,565,037	503,048	-1,666,952	3,048	103,048	253,048
20	1,481,229	476,109	-1,693,891	-23,891	76,109	226,109
30	1,439,326	462,641	-1,707,359	-37,359	62,641	212,641
50	1,355,519	435,703	-1,734,297	-64,297	35,703	185,703
70	1,271,711	408,765	-1,761,236	-91,236	8,764	158,764
90	1,187,904	381,826	-1,788,174	-118,174	-18,174	131,826
100	1,146,000	368,357	-1,801,643	-131,643	-31,643	118,357
125	1,041,241	334,685	-1,835,315	-165,315	-65,315	84,685
150	936,481	301,012	-1,868,988	-198,988	-98,988	51,012
175	831,722	267,339	-1,902,661	-232,661	-132,661	17,339
200	726,963	233,667	-1,936,333	-266,333	-166,333	-16,333
225	622,203	199,994	-1,970,006	-300,006	-200,006	-50,006
250	517,445	166,322	-2,003,678	-333,678	-233,678	-83,678
275	412,685	132,649	-2,037,351	-367,351	-267,351	-117,351
300	307,925	98,976	-2,071,024	-401,024	-301,024	-151,024
325	203,167	65,304	-2,104,696	-434,696	-334,696	-184,696

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£0	£70	£175

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	2,092,413	672,561	-1,497,439	172,561	272,561	422,561
20	2,008,605	645,623	-1,524,377	145,623	245,623	395,623
30	1,966,702	632,154	-1,537,846	132,154	232,154	382,154
50	1,882,893	605,216	-1,564,784	105,216	205,216	355,216
70	1,799,086	578,278	-1,591,722	78,278	178,278	328,278
90	1,715,279	551,340	-1,618,660	51,340	151,340	301,340
100	1,673,375	537,871	-1,632,129	37,871	137,871	287,871
125	1,568,616	504,198	-1,665,802	4,198	104,198	254,198
150	1,463,857	470,525	-1,699,475	-29,475	70,525	220,525
175	1,359,097	436,853	-1,733,147	-63,147	36,853	186,853
200	1,254,339	403,180	-1,766,820	-96,820	3,180	153,180
225	1,149,579	369,507	-1,800,493	-130,493	-30,493	119,507
250	1,044,820	335,835	-1,834,165	-164,165	-64,165	85,835
275	940,061	302,162	-1,867,838	-197,838	-97,838	52,162
300	835,301	268,490	-1,901,510	-231,510	-131,510	18,490
325	730,542	234,817	-1,935,183	-265,183	-165,183	-15,183

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£125	£200	£300

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	2,820,487	906,585	-1,263,415	406,585	506,585	656,585
20	2,736,680	879,647	-1,290,353	379,647	479,647	629,647
30	2,694,776	866,178	-1,303,822	366,178	466,178	616,178
50	2,610,969	839,240	-1,330,760	339,240	439,240	589,240
70	2,527,161	812,302	-1,357,698	312,302	412,302	562,302
90	2,443,354	785,364	-1,384,636	285,364	385,364	535,364
100	2,401,450	771,895	-1,398,105	271,895	371,895	521,895
125	2,296,691	738,222	-1,431,778	238,222	338,222	488,222
150	2,191,932	704,550	-1,465,450	204,550	304,550	454,550
175	2,087,172	670,877	-1,499,123	170,877	270,877	420,877
200	1,982,413	637,204	-1,532,796	137,204	237,204	387,204
225	1,877,654	603,532	-1,566,468	103,532	203,532	353,532
250	1,772,894	569,859	-1,600,141	69,859	169,859	319,859
275	1,668,136	536,186	-1,633,814	36,186	136,186	286,186
300	1,563,376	502,514	-1,667,486	2,514	102,514	252,514
325	1,458,616	468,841	-1,701,159	-31,159	68,841	218,841

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£300	£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	7,157,407	2,300,595	130,595	1,800,595	1,900,595	2,050,595
20	7,074,859	2,274,062	104,062	1,774,062	1,874,062	2,024,062
30	7,033,585	2,260,795	90,795	1,760,795	1,860,795	2,010,795
50	6,951,037	2,234,262	64,262	1,734,262	1,834,262	1,984,262
70	6,868,489	2,207,729	37,729	1,707,729	1,807,729	1,957,729
90	6,785,941	2,181,195	11,195	1,681,195	1,781,195	1,931,195
100	6,744,667	2,167,929	-2,071	1,667,929	1,767,929	1,917,929
125	6,641,482	2,134,762	-35,238	1,634,762	1,734,762	1,884,762
150	6,538,297	2,101,596	-68,404	1,601,596	1,701,596	1,851,596
175	6,435,112	2,068,429	-101,571	1,568,429	1,668,429	1,818,429
200	6,331,928	2,035,262	-134,738	1,535,262	1,635,262	1,785,262
225	6,228,742	2,002,096	-167,904	1,502,096	1,602,096	1,752,096
250	6,125,558	1,968,929	-201,071	1,468,929	1,568,929	1,718,929
275	6,022,373	1,935,763	-234,237	1,435,763	1,535,763	1,685,763
300	5,919,188	1,902,596	-267,404	1,402,596	1,502,596	1,652,596
325	5,816,003	1,869,430	-300,570	1,369,430	1,469,430	1,619,430

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

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

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	-6,830,868	-6,830,868	-9,000,868	-7,330,868	-7,230,868	-7,080,868
20	-6,922,811	-6,922,811	-9,092,811	-7,422,811	-7,322,811	-7,172,811
30	-6,968,783	-6,968,783	-9,138,783	-7,468,783	-7,368,783	-7,218,783
50	-7,060,727	-7,060,727	-9,230,727	-7,560,727	-7,460,727	-7,310,727
70	-7,152,671	-7,152,671	-9,322,671	-7,652,671	-7,552,671	-7,402,671
90	-7,244,615	-7,244,615	-9,414,615	-7,744,615	-7,644,615	-7,494,615
100	-7,290,587	-7,290,587	-9,460,587	-7,790,587	-7,690,587	-7,540,587
125	-7,405,516	-7,405,516	-9,575,516	-7,905,516	-7,805,516	-7,655,516
150	-7,520,446	-7,520,446	-9,690,446	-8,020,446	-7,920,446	-7,770,446
175	-7,635,376	-7,635,376	-9,805,376	-8,135,376	-8,035,376	-7,885,376
200	-7,750,305	-7,750,305	-9,920,305	-8,250,305	-8,150,305	-8,000,305
225	-7,865,235	-7,865,235	-10,035,235	-8,365,235	-8,265,235	-8,115,235
250	-7,980,165	-7,980,165	-10,150,165	-8,480,165	-8,380,165	-8,230,165
275	-8,095,095	-8,095,095	-10,265,095	-8,595,095	-8,495,095	-8,345,095
300	-8,210,024	-8,210,024	-10,380,024	-8,710,024	-8,610,024	-8,460,024
325	-8,324,954	-8,324,954	-10,494,954	-8,824,954	-8,724,954	-8,574,954

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	-6,338,953	-6,338,953	-8,508,953	-6,838,953	-6,738,953	-6,588,953
20	-6,430,897	-6,430,897	-8,600,897	-6,930,897	-6,830,897	-6,680,897
30	-6,476,869	-6,476,869	-8,646,869	-6,976,869	-6,876,869	-6,726,869
50	-6,568,812	-6,568,812	-8,738,812	-7,068,812	-6,968,812	-6,818,812
70	-6,660,757	-6,660,757	-8,830,757	-7,160,757	-7,060,757	-6,910,757
90	-6,752,701	-6,752,701	-8,922,701	-7,252,701	-7,152,701	-7,002,701
100	-6,798,673	-6,798,673	-8,968,673	-7,298,673	-7,198,673	-7,048,673
125	-6,913,602	-6,913,602	-9,083,602	-7,413,602	-7,313,602	-7,163,602
150	-7,028,532	-7,028,532	-9,198,532	-7,528,532	-7,428,532	-7,278,532
175	-7,143,461	-7,143,461	-9,313,461	-7,643,461	-7,543,461	-7,393,461
200	-7,258,391	-7,258,391	-9,428,391	-7,758,391	-7,658,391	-7,508,391
225	-7,373,320	-7,373,320	-9,543,320	-7,873,320	-7,773,320	-7,623,320
250	-7,488,250	-7,488,250	-9,658,250	-7,988,250	-7,888,250	-7,738,250
275	-7,603,181	-7,603,181	-9,773,181	-8,103,181	-8,003,181	-7,853,181
300	-7,718,110	-7,718,110	-9,888,110	-8,218,110	-8,118,110	-7,968,110
325	-7,833,040	-7,833,040	-10,003,040	-8,333,040	-8,233,040	-8,083,040

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, 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	-5,862,379	-5,862,379	-8,032,379	-6,362,379	-6,262,379	-6,112,379
20	-5,954,323	-5,954,323	-8,124,323	-6,454,323	-6,354,323	-6,204,323
30	-6,000,295	-6,000,295	-8,170,295	-6,500,295	-6,400,295	-6,250,295
50	-6,092,239	-6,092,239	-8,262,239	-6,592,239	-6,492,239	-6,342,239
70	-6,184,183	-6,184,183	-8,354,183	-6,684,183	-6,584,183	-6,434,183
90	-6,276,126	-6,276,126	-8,446,126	-6,776,126	-6,676,126	-6,526,126
100	-6,322,098	-6,322,098	-8,492,098	-6,822,098	-6,722,098	-6,572,098
125	-6,437,028	-6,437,028	-8,607,028	-6,937,028	-6,837,028	-6,687,028
150	-6,551,957	-6,551,957	-8,721,957	-7,051,957	-6,951,957	-6,801,957
175	-6,666,887	-6,666,887	-8,836,887	-7,166,887	-7,066,887	-6,916,887
200	-6,781,817	-6,781,817	-8,951,817	-7,281,817	-7,181,817	-7,031,817
225	-6,896,747	-6,896,747	-9,066,747	-7,396,747	-7,296,747	-7,146,747
250	-7,011,676	-7,011,676	-9,181,676	-7,511,676	-7,411,676	-7,261,676
275	-7,126,606	-7,126,606	-9,296,606	-7,626,606	-7,526,606	-7,376,606
300	-7,241,536	-7,241,536	-9,411,536	-7,741,536	-7,641,536	-7,491,536
325	-7,356,465	-7,356,465	-9,526,465	-7,856,465	-7,756,465	-7,606,465

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	-5,205,087	-5,205,087	-7,375,087	-5,705,087	-5,605,087	-5,455,087
20	-5,297,030	-5,297,030	-7,467,030	-5,797,030	-5,697,030	-5,547,030
30	-5,343,002	-5,343,002	-7,513,002	-5,843,002	-5,743,002	-5,593,002
50	-5,434,946	-5,434,946	-7,604,946	-5,934,946	-5,834,946	-5,684,946
70	-5,526,890	-5,526,890	-7,696,890	-6,026,890	-5,926,890	-5,776,890
90	-5,618,833	-5,618,833	-7,788,833	-6,118,833	-6,018,833	-5,868,833
100	-5,664,805	-5,664,805	-7,834,805	-6,164,805	-6,064,805	-5,914,805
125	-5,779,735	-5,779,735	-7,949,735	-6,279,735	-6,179,735	-6,029,735
150	-5,894,665	-5,894,665	-8,064,665	-6,394,665	-6,294,665	-6,144,665
175	-6,009,595	-6,009,595	-8,179,595	-6,509,595	-6,409,595	-6,259,595
200	-6,124,524	-6,124,524	-8,294,524	-6,624,524	-6,524,524	-6,374,524
225	-6,239,454	-6,239,454	-8,409,454	-6,739,454	-6,639,454	-6,489,454
250	-6,354,383	-6,354,383	-8,524,383	-6,854,383	-6,754,383	-6,604,383
275	-6,469,313	-6,469,313	-8,639,313	-6,969,313	-6,869,313	-6,719,313
300	-6,584,243	-6,584,243	-8,754,243	-7,084,243	-6,984,243	-6,834,243
325	-6,699,173	-6,699,173	-8,869,173	-7,199,173	-7,099,173	-6,949,173

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	-1,234,868	-1,234,868	-3,404,868	-1,734,868	-1,634,868	-1,484,868
20	-1,326,812	-1,326,812	-3,496,812	-1,826,812	-1,726,812	-1,576,812
30	-1,372,784	-1,372,784	-3,542,784	-1,872,784	-1,772,784	-1,622,784
50	-1,464,727	-1,464,727	-3,634,727	-1,964,727	-1,864,727	-1,714,727
70	-1,556,671	-1,556,671	-3,726,671	-2,056,671	-1,956,671	-1,806,671
90	-1,648,616	-1,648,616	-3,818,616	-2,148,616	-2,048,616	-1,898,616
100	-1,694,588	-1,694,588	-3,864,588	-2,194,588	-2,094,588	-1,944,588
125	-1,809,517	-1,809,517	-3,979,517	-2,309,517	-2,209,517	-2,059,517
150	-1,924,447	-1,924,447	-4,094,447	-2,424,447	-2,324,447	-2,174,447
175	-2,039,376	-2,039,376	-4,209,376	-2,539,376	-2,439,376	-2,289,376
200	-2,154,306	-2,154,306	-4,324,306	-2,654,306	-2,554,306	-2,404,306
225	-2,269,235	-2,269,235	-4,439,235	-2,769,235	-2,669,235	-2,519,235
250	-2,384,165	-2,384,165	-4,554,165	-2,884,165	-2,784,165	-2,634,165
275	-2,499,096	-2,499,096	-4,669,096	-2,999,096	-2,899,096	-2,749,096
300	-2,614,025	-2,614,025	-4,784,025	-3,114,025	-3,014,025	-2,864,025
325	-2,728,955	-2,728,955	-4,898,955	-3,228,955	-3,128,955	-2,978,955

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 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 %	35%
% Social Rented	51%
% Aff Rent	49%
% Shrd Ownership	0%

Site area	5.23 ha
Net to gross	75%

Growth	0%
Sales	0%
Build	0%

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	1,947,125	372,537	-1,797,463	-127,463	-27,463	122,537
20	1,763,298	337,366	-1,832,634	-162,634	-62,634	87,366
30	1,671,384	319,780	-1,850,220	-180,220	-80,220	69,780
50	1,487,558	284,609	-1,885,391	-215,391	-115,391	34,609
70	1,303,730	249,438	-1,920,562	-250,562	-150,562	-562
90	1,119,903	214,267	-1,955,733	-285,733	-185,733	-35,733
100	1,027,989	196,682	-1,973,318	-303,318	-203,318	-53,318
125	798,206	152,718	-2,017,282	-347,282	-247,282	-97,282
150	568,421	108,754	-2,061,246	-391,246	-291,246	-141,246
175	338,638	64,790	-2,105,210	-435,210	-335,210	-185,210
200	108,854	20,827	-2,149,173	-479,173	-379,173	-229,173
225	-122,775	-23,490	-2,193,490	-523,490	-423,490	-273,490
250	-356,066	-68,125	-2,238,125	-568,125	-468,125	-318,125
275	-590,949	-113,064	-2,283,064	-613,064	-513,064	-363,064
300	-827,799	-158,380	-2,328,380	-658,380	-558,380	-408,380
325	-1,064,648	-203,695	-2,373,695	-703,695	-603,695	-453,695

Maximum CIL rates (per square metre)

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

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	3,092,733	591,722	-1,578,278	91,722	191,722	341,722
20	2,911,669	557,079	-1,612,921	57,079	157,079	307,079
30	2,821,136	539,758	-1,630,242	39,758	139,758	289,758
50	2,640,072	505,116	-1,664,884	5,116	105,116	255,116
70	2,458,806	470,052	-1,699,948	-29,948	70,052	220,052
90	2,272,979	434,881	-1,735,119	-65,119	34,881	184,881
100	2,181,065	417,296	-1,752,704	-82,704	17,296	167,296
125	1,951,282	373,332	-1,796,668	-126,668	-26,668	123,332
150	1,721,498	329,368	-1,840,632	-170,632	-70,632	79,368
175	1,491,714	285,405	-1,884,595	-214,595	-114,595	35,405
200	1,261,930	241,441	-1,928,559	-258,559	-158,559	-4,559
225	1,032,146	197,477	-1,972,523	-302,523	-202,523	-52,523
250	802,362	153,513	-2,016,487	-346,487	-246,487	-96,487
275	572,578	109,549	-2,060,451	-390,451	-290,451	-140,451
300	342,794	65,586	-2,104,414	-434,414	-334,414	-184,414
325	113,010	21,622	-2,148,378	-478,378	-378,378	-228,378

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£50	£100	£175

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	4,193,016	802,235	-1,387,765	302,235	402,235	552,235
20	4,011,952	767,593	-1,402,407	267,593	367,593	517,593
30	3,921,419	750,272	-1,419,728	250,272	350,272	500,272
50	3,740,355	715,629	-1,454,371	215,629	315,629	465,629
70	3,559,290	680,987	-1,489,013	180,987	280,987	430,987
90	3,378,226	646,344	-1,523,656	146,344	246,344	396,344
100	3,287,693	629,023	-1,540,977	129,023	229,023	379,023
125	3,061,363	585,720	-1,584,280	85,720	185,720	335,720
150	2,835,032	542,417	-1,627,583	42,417	142,417	292,417
175	2,607,504	498,885	-1,671,115	-1,115	98,885	248,885
200	2,377,719	454,921	-1,715,079	-45,079	54,921	204,921
225	2,147,936	410,957	-1,759,043	-89,043	10,957	160,957
250	1,918,152	366,993	-1,803,007	-133,007	-33,007	116,993
275	1,688,367	323,029	-1,846,971	-176,971	-76,971	73,029
300	1,458,584	279,066	-1,890,934	-220,934	-120,934	29,066
325	1,228,800	235,102	-1,934,898	-264,898	-164,898	-14,898

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£150	£225	£300

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	5,712,396	1,092,933	-1,077,067	592,933	692,933	842,933
20	5,531,331	1,058,290	-1,111,710	558,290	658,290	808,290
30	5,440,799	1,040,969	-1,129,031	540,969	640,969	790,969
50	5,259,735	1,006,327	-1,163,673	506,327	606,327	756,327
70	5,078,670	971,684	-1,198,316	471,684	571,684	721,684
90	4,897,606	937,042	-1,232,958	437,042	537,042	687,042
100	4,807,073	919,721	-1,250,279	419,721	519,721	669,721
125	4,580,743	876,418	-1,293,582	376,418	476,418	626,418
150	4,354,412	833,115	-1,336,885	333,115	433,115	583,115
175	4,128,082	789,812	-1,380,188	289,812	389,812	539,812
200	3,901,752	746,509	-1,423,491	246,509	346,509	496,509
225	3,675,421	703,205	-1,466,795	203,205	303,205	453,205
250	3,449,091	659,903	-1,510,097	159,903	259,903	409,903
275	3,222,760	616,599	-1,553,401	116,599	216,599	366,599
300	2,996,429	573,296	-1,596,704	73,296	173,296	323,296
325	2,769,655	529,908	-1,640,092	29,908	129,908	279,908

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	14,714,898	2,815,350	645,350	2,315,350	2,415,350	2,565,350
20	14,539,234	2,781,741	611,741	2,281,741	2,381,741	2,531,741
30	14,451,403	2,764,937	594,937	2,264,937	2,364,937	2,514,937
50	14,275,740	2,731,328	561,328	2,231,328	2,331,328	2,481,328
70	14,100,077	2,697,719	527,719	2,197,719	2,297,719	2,447,719
90	13,924,415	2,664,110	494,110	2,164,110	2,264,110	2,414,110
100	13,836,583	2,647,305	477,305	2,147,305	2,247,305	2,397,305
125	13,617,004	2,605,294	435,294	2,105,294	2,205,294	2,355,294
150	13,397,425	2,563,283	393,283	2,063,283	2,163,283	2,313,283
175	13,177,847	2,521,272	351,272	2,021,272	2,121,272	2,271,272
200	12,958,268	2,479,260	309,260	1,979,260	2,079,260	2,229,260
225	12,738,690	2,437,249	267,249	1,937,249	2,037,249	2,187,249
250	12,519,110	2,395,238	225,238	1,895,238	1,995,238	2,145,238
275	12,299,532	2,353,227	183,227	1,853,227	1,953,227	2,103,227
300	12,079,953	2,311,216	141,216	1,811,216	1,911,216	2,061,216
325	11,859,489	2,269,035	99,035	1,769,035	1,869,035	2,019,035

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 Openpace & 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
No of units 196 units
Density: 60 dph

Affordable %	36%
% rented	51%
% intermed	49%
% First Homes	0%

Site area	4.3556 ha
Net to gross	75%

Growth	
Sales	0%
Build	0%

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	153,518	35,246	-2,134,754	-464,754	-364,754	-214,754
20	-34,448	-7,909	-2,177,909	-507,909	-407,909	-257,909
30	-129,601	-29,755	-2,199,755	-529,755	-429,755	-279,755
50	-319,909	-73,449	-2,243,449	-573,449	-473,449	-323,449
70	-510,217	-117,142	-2,287,142	-617,142	-517,142	-367,142
90	-702,588	-161,308	-2,331,308	-661,308	-561,308	-411,308
100	-709,194	-163,488	-2,353,488	-683,488	-583,488	-433,488
125	-1,040,708	-238,938	-2,406,938	-738,938	-638,938	-488,938
150	-1,282,223	-294,388	-2,464,388	-794,388	-694,388	-544,388
175	-1,523,737	-349,838	-2,519,838	-849,838	-749,838	-599,838
200	-1,765,252	-405,287	-2,575,287	-905,287	-805,287	-655,287
225	-2,006,767	-460,737	-2,630,737	-960,737	-860,737	-710,737
250	-2,248,281	-516,187	-2,686,187	-1,016,187	-916,187	-766,187
275	-2,489,795	-571,637	-2,741,637	-1,071,637	-971,637	-821,637
300	-2,731,310	-627,087	-2,797,087	-1,127,087	-1,027,087	-877,087
325	-2,972,825	-682,536	-2,852,536	-1,182,536	-1,082,536	-932,536

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	£1,495,377	343,326	-1,826,674	-156,674	-56,674	93,326
20	1,307,930	300,290	-1,869,710	-199,710	-99,710	50,290
30	1,214,206	278,772	-1,891,228	-221,228	-121,228	28,772
50	1,026,758	235,735	-1,934,265	-264,265	-164,265	-14,265
70	839,310	192,699	-1,977,301	-307,301	-207,301	-57,301
90	651,862	149,662	-2,020,338	-350,338	-250,338	-100,338
100	558,138	128,144	-2,041,856	-371,856	-271,856	-121,856
125	323,829	74,348	-2,095,652	-425,652	-325,652	-175,652
150	89,519	20,553	-2,149,447	-479,447	-379,447	-229,447
175	-147,000	-33,750	-2,203,750	-533,750	-433,750	-283,750
200	-384,885	-88,366	-2,258,366	-588,366	-488,366	-338,366
225	-623,359	-143,118	-2,313,118	-643,118	-543,118	-393,118
250	-864,873	-198,568	-2,368,568	-698,568	-598,568	-448,568
275	-1,106,387	-254,017	-2,424,017	-754,017	-654,017	-504,017
300	-1,347,902	-309,467	-2,479,467	-809,467	-709,467	-559,467
325	-1,589,417	-364,917	-2,534,917	-864,917	-764,917	-614,917

Maximum CIL rates (per square metre)

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

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	2,794,660	641,631	-1,528,369	141,631	241,631	391,631
20	2,607,212	598,595	-1,571,405	98,595	198,595	348,595
30	2,513,488	577,076	-1,592,924	77,076	177,076	327,076
50	2,326,040	534,040	-1,635,960	34,040	134,040	284,040
70	2,138,592	491,003	-1,678,997	-8,997	91,003	241,003
90	1,951,145	447,967	-1,722,033	-52,033	47,967	197,967
100	1,857,421	426,449	-1,743,551	-73,551	26,449	176,449
125	1,623,112	372,653	-1,797,347	-127,347	-27,347	122,653
150	1,388,801	318,857	-1,851,143	-181,143	-81,143	68,857
175	1,154,492	265,062	-1,904,938	-234,938	-134,938	15,062
200	920,182	211,266	-1,958,734	-288,734	-188,734	-38,734
225	685,872	157,471	-2,012,529	-342,529	-242,529	-92,529
250	451,562	103,675	-2,066,325	-396,325	-296,325	-146,325
275	217,253	49,879	-2,120,121	-450,121	-350,121	-200,121
300	-17,318	-3,976	-2,173,976	-503,976	-403,976	-253,976
325	-255,202	-58,592	-2,228,592	-558,592	-458,592	-308,592

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£50	£100	£175

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	4,560,879	1,047,141	-1,122,859	547,141	647,141	797,141
20	4,379,023	1,005,388	-1,164,612	505,388	605,388	755,388
30	4,288,096	984,512	-1,185,488	484,512	584,512	734,512
50	4,106,228	942,756	-1,227,244	442,756	542,756	692,756
70	3,921,597	900,367	-1,269,633	400,367	500,367	650,367
90	3,738,967	857,977	-1,312,023	357,977	457,977	607,977
100	3,644,651	836,782	-1,333,218	336,782	436,782	586,782
125	3,413,863	783,795	-1,386,205	283,795	383,795	533,795
150	3,181,853	730,527	-1,439,473	230,527	330,527	480,527
175	2,947,542	676,732	-1,493,268	176,732	276,732	426,732
200	2,713,233	622,936	-1,547,064	122,936	222,936	372,936
225	2,478,923	569,140	-1,600,860	69,140	169,140	319,140
250	2,244,613	515,345	-1,654,655	15,345	115,345	265,345
275	2,010,303	461,549	-1,708,451	-38,451	61,549	211,549
300	1,775,994	407,754	-1,762,246	-92,246	7,754	157,754
325	1,541,685	353,958	-1,816,042	-146,042	-46,042	103,958

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£300	£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	14,910,381	3,423,302	1,253,302	2,923,302	3,023,302	3,173,302
20	14,736,601	3,383,403	1,213,403	2,883,403	2,983,403	3,133,403
30	14,649,712	3,363,454	1,193,454	2,863,454	2,963,454	3,113,454
50	14,475,933	3,323,556	1,153,556	2,823,556	2,923,556	3,073,556
70	14,302,153	3,283,658	1,113,658	2,783,658	2,883,658	3,033,658
90	14,128,374	3,243,759	1,073,759	2,743,759	2,843,759	2,993,759
100	14,041,485	3,223,810	1,053,810	2,723,810	2,823,810	2,973,810
125	13,824,261	3,173,937	1,003,937	2,673,937	2,773,937	2,923,937
150	13,607,037	3,124,065	954,065	2,624,065	2,724,065	2,874,065
175	13,389,794	3,074,187	904,187	2,574,187	2,674,187	2,824,187
200	13,169,255	3,023,554	853,554	2,523,554	2,623,554	2,773,554
225	12,948,717	2,972,920	802,920	2,472,920	2,572,920	2,722,920
250	12,728,179	2,922,286	752,286	2,422,286	2,522,286	2,672,286
275	12,507,640	2,871,652	701,652	2,371,652	2,471,652	2,621,652
300	12,287,102	2,821,018	651,018	2,321,018	2,421,018	2,571,018
325	12,066,563	2,770,384	600,384	2,270,384	2,370,384	2,520,384

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	BLV2 value 2 - Urban Open space & other	BLV3 value 3 - Greenfield (higher)	BLV4 value 4 - Greenfield (lower)
£2,170,000	£500,000	£400,000	£250,000

Site type 11

No of units	Flats and Houses
Density:	392 units 25 dph

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

Site area	20.91 ha
Net to gross	75%

Growth	
Sales	0%
Build	0%

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	2,578,125	123,316	-2,046,684	-376,684	-276,684	-126,684
20	2,195,536	105,016	-2,064,984	-394,984	-294,984	-144,984
30	2,004,241	95,866	-2,074,134	-404,134	-304,134	-154,134
50	1,621,652	77,566	-2,092,434	-422,434	-322,434	-172,434
70	1,239,062	59,266	-2,110,734	-440,734	-340,734	-190,734
90	856,473	40,967	-2,129,033	-459,033	-359,033	-209,033
100	665,178	31,817	-2,138,183	-468,183	-368,183	-218,183
125	186,941	8,942	-2,161,058	-491,058	-391,058	-241,058
150	-302,391	-14,460	-2,184,460	-514,460	-414,460	-264,460
175	-795,243	-30,038	-2,208,038	-538,038	-438,038	-288,038
200	-1,288,185	-61,616	-2,231,616	-561,616	-461,616	-311,616
225	-1,781,128	-85,194	-2,255,194	-585,194	-485,194	-335,194
250	-2,274,071	-108,773	-2,278,773	-608,773	-508,773	-358,773
275	-2,767,013	-132,351	-2,302,351	-632,351	-532,351	-382,351
300	-3,261,953	-156,025	-2,326,025	-656,025	-556,025	-406,025
325	-3,762,417	-179,963	-2,349,963	-679,963	-579,963	-429,963

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	4,969,564	237,702	-1,932,298	-262,298	-162,298	-12,298
20	4,592,724	219,678	-1,950,322	-280,322	-180,322	-30,322
30	4,404,304	210,665	-1,959,335	-289,335	-189,335	-39,335
50	4,027,465	192,640	-1,977,360	-307,360	-207,360	-57,360
70	3,650,625	174,615	-1,995,385	-325,385	-225,385	-75,385
90	3,273,786	156,590	-2,013,410	-343,410	-243,410	-93,410
100	3,079,681	147,306	-2,022,694	-352,694	-252,694	-102,694
125	2,601,444	124,431	-2,045,569	-375,569	-275,569	-125,569
150	2,123,207	101,556	-2,068,444	-398,444	-298,444	-148,444
175	1,644,971	78,682	-2,091,318	-421,318	-321,318	-171,318
200	1,166,734	55,807	-2,114,193	-444,193	-344,193	-194,193
225	688,496	32,932	-2,137,068	-467,068	-367,068	-217,068
250	210,260	10,057	-2,159,943	-489,943	-389,943	-239,943
275	-278,333	-13,313	-2,183,313	-513,313	-413,313	-263,313
300	-771,276	-36,891	-2,206,891	-536,891	-436,891	-286,891
325	-1,264,218	-60,470	-2,230,470	-560,470	-460,470	-310,470

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	7,267,129	347,599	-1,822,401	-152,401	-52,401	97,599
20	6,894,397	329,770	-1,840,230	-170,230	-70,230	79,770
30	6,705,978	320,758	-1,849,242	-179,242	-79,242	70,758
50	6,329,138	302,733	-1,867,267	-197,267	-97,267	52,733
70	5,952,298	284,708	-1,885,292	-215,292	-115,292	34,708
90	5,575,459	266,683	-1,903,317	-233,317	-133,317	16,683
100	5,387,039	257,671	-1,912,329	-242,329	-142,329	7,671
125	4,915,900	235,140	-1,934,860	-264,860	-164,860	-14,860
150	4,444,940	212,609	-1,957,391	-287,391	-187,391	-37,391
175	3,973,891	190,078	-1,979,922	-309,922	-209,922	-59,922
200	3,501,824	167,498	-2,002,502	-332,502	-232,502	-82,502
225	3,023,588	144,623	-2,025,377	-355,377	-255,377	-105,377
250	2,545,351	121,748	-2,048,252	-378,252	-278,252	-128,252
275	2,067,114	98,873	-2,071,127	-401,127	-301,127	-151,127
300	1,588,876	75,999	-2,094,001	-424,001	-324,001	-174,001
325	1,110,640	53,124	-2,116,876	-446,876	-346,876	-196,876

Maximum CIL rates (per square metre)

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

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	10,404,077	497,644	-1,672,356	-2,356	97,644	247,644
20	10,032,902	479,890	-1,690,110	-20,110	79,890	229,890
30	9,847,313	471,013	-1,698,967	-28,967	71,013	221,013
50	9,476,137	453,259	-1,716,741	-46,741	53,259	203,259
70	9,104,982	435,505	-1,734,495	-84,495	35,505	185,505
90	8,733,785	417,751	-1,752,249	-122,249	17,751	167,751
100	8,548,197	408,874	-1,761,126	-91,126	8,874	158,874
125	8,084,227	386,682	-1,783,318	-113,318	-13,318	136,682
150	7,620,257	364,489	-1,805,511	-135,511	-35,511	114,489
175	7,156,255	342,200	-1,827,800	-157,800	-57,800	92,200
200	6,692,205	319,669	-1,850,331	-180,331	-80,331	69,669
225	6,212,156	297,138	-1,872,862	-202,862	-102,862	47,138
250	5,741,106	274,606	-1,895,394	-225,394	-125,394	24,606
275	5,270,056	252,075	-1,917,925	-247,925	-147,925	2,075
300	4,799,007	229,544	-1,940,456	-270,456	-170,456	-20,456
325	4,327,957	207,013	-1,962,987	-292,987	-192,987	-42,987

Maximum CIL rates (per square metre)

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

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	28,749,967	1,375,158	-794,842	875,158	975,158	1,125,158
20	28,405,857	1,358,699	-811,301	858,699	958,699	1,108,699
30	28,233,802	1,350,469	-819,531	850,469	950,469	1,100,469
50	27,888,480	1,333,952	-836,048	833,952	933,952	1,083,952
70	27,539,120	1,317,241	-852,759	817,241	917,241	1,067,241
90	27,189,759	1,300,531	-869,469	800,531	900,531	1,050,531
100	27,012,501	1,292,052	-877,948	792,052	892,052	1,042,052
125	26,569,136	1,270,845	-899,155	770,845	870,845	1,020,845
150	26,125,773	1,249,638	-920,362	749,638	849,638	999,638
175	25,682,408	1,228,432	-941,568	728,432	828,432	978,432
200	25,239,045	1,207,225	-962,775	707,225	807,225	957,225
225	24,795,680	1,186,018	-983,982	686,018	786,018	936,018
250	24,352,317	1,164,811	-1,005,189	664,811	764,811	914,811
275	23,908,952	1,143,604	-1,026,396	643,604	743,604	893,604
300	23,465,588	1,122,397	-1,047,603	622,397	722,397	872,397
325	23,022,224	1,101,191	-1,068,809	601,191	701,191	851,191

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

Flats and Houses
No of units 637 units
Density: 25 dph

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

Site area	33.97 ha
Net to gross	75%

Growth	
Sales	0%
Build	0%

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	1,279,199	37,653	-2,132,347	-462,347	-362,347	-212,347
20	638,942	18,807	-2,151,193	-481,193	-381,193	-231,193
30	318,814	9,384	-2,160,616	-490,616	-390,616	-240,616
50	-328,347	-9,606	-2,179,606	-509,606	-409,606	-259,606
70	-976,373	-28,739	-2,198,739	-528,739	-428,739	-278,739
90	-1,626,400	-47,873	-2,217,873	-547,873	-447,873	-297,873
100	-1,951,412	-57,440	-2,227,440	-557,440	-457,440	-307,440
125	-2,772,859	-81,619	-2,251,619	-581,619	-481,619	-331,619
150	-3,597,788	-105,900	-2,275,900	-605,900	-505,900	-355,900
175	-4,422,719	-130,182	-2,300,182	-630,182	-530,182	-380,182
200	-5,247,649	-154,464	-2,324,464	-654,464	-554,464	-404,464
225	-6,072,579	-178,745	-2,348,745	-678,745	-578,745	-428,745
250	-6,902,808	-203,183	-2,373,183	-703,183	-603,183	-453,183
275	-7,740,325	-227,835	-2,397,835	-727,835	-627,835	-477,835
300	-8,577,842	-252,487	-2,422,487	-752,487	-652,487	-502,487
325	-9,415,358	-277,140	-2,447,140	-777,140	-677,140	-527,140

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	5,006,642	147,370	-2,022,630	-352,630	-252,630	-102,630
20	4,376,007	128,807	-2,041,193	-371,193	-271,193	-121,193
30	4,060,690	119,526	-2,050,474	-380,474	-280,474	-130,474
50	3,430,056	100,963	-2,069,037	-399,037	-299,037	-149,037
70	2,799,421	82,401	-2,087,599	-417,599	-317,599	-167,599
90	2,167,854	63,810	-2,106,190	-436,190	-336,190	-186,190
100	1,847,726	54,388	-2,115,612	-445,612	-345,612	-195,612
125	1,047,406	30,830	-2,139,170	-469,170	-369,170	-219,170
150	247,084	7,273	-2,162,727	-492,727	-392,727	-242,727
175	-561,677	-16,533	-2,186,533	-516,533	-416,533	-266,533
200	-1,374,210	-40,450	-2,210,450	-540,450	-440,450	-290,450
225	-2,186,742	-64,366	-2,234,366	-564,366	-464,366	-314,366
250	-3,010,671	-88,619	-2,258,619	-588,619	-488,619	-338,619
275	-3,835,601	-112,900	-2,282,900	-612,900	-512,900	-362,900
300	-4,660,531	-137,182	-2,307,182	-637,182	-537,182	-387,182
325	-5,485,461	-161,464	-2,331,464	-661,464	-561,464	-411,464

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	8,575,791	252,427	-1,917,573	-247,573	-147,573	2,427
20	7,954,634	234,143	-1,935,857	-265,857	-165,857	-15,857
30	7,644,055	225,002	-1,944,998	-274,998	-174,998	-24,998
50	7,022,899	206,718	-1,963,282	-293,282	-193,282	-43,282
70	6,394,235	188,213	-1,981,787	-311,787	-211,787	-61,787
90	5,763,601	169,651	-2,000,349	-330,349	-230,349	-80,349
100	5,446,284	160,369	-2,009,631	-339,631	-239,631	-89,631
125	4,659,991	137,166	-2,032,834	-362,834	-262,834	-112,834
150	3,871,698	113,963	-2,056,037	-386,037	-286,037	-136,037
175	3,083,406	90,760	-2,079,240	-409,240	-309,240	-159,240
200	2,295,009	67,553	-2,102,447	-432,447	-332,447	-182,447
225	1,494,688	43,996	-2,126,004	-456,004	-356,004	-206,004
250	694,368	20,439	-2,149,561	-479,561	-379,561	-229,561
275	-107,670	-3,166	-2,173,166	-503,166	-403,166	-253,166
300	-920,102	-27,083	-2,197,083	-527,083	-427,083	-277,083
325	-1,732,635	-51,000	-2,221,000	-551,000	-451,000	-301,000

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£0

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	13,446,171	395,786	-1,774,214	-104,214	-4,214	145,786
20	12,834,350	377,777	-1,792,223	-122,223	-22,223	127,777
30	12,528,439	368,773	-1,801,227	-131,227	-31,227	118,773
50	11,915,891	350,742	-1,819,258	-149,258	-49,258	100,742
70	11,294,735	332,459	-1,837,541	-167,541	-67,541	82,459
90	10,673,578	314,175	-1,855,825	-185,825	-85,825	64,175
100	10,363,000	305,033	-1,864,967	-194,967	-94,967	55,033
125	9,586,554	282,179	-1,887,821	-217,821	-117,821	32,179
150	8,810,108	259,324	-1,910,676	-240,676	-140,676	9,324
175	8,033,663	236,470	-1,933,530	-263,530	-163,530	-13,530
200	7,257,217	213,615	-1,956,385	-286,385	-186,385	-36,385
225	6,470,088	190,446	-1,979,554	-309,554	-209,554	-59,554
250	5,681,794	167,243	-2,002,757	-332,757	-232,757	-82,757
275	4,893,501	144,039	-2,025,961	-355,961	-255,961	-105,961
300	4,105,208	120,836	-2,049,164	-379,164	-279,164	-129,164
325	3,316,915	97,633	-2,072,367	-402,367	-302,367	-152,367

Maximum CIL rates (per square metre)

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

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	40,978,888	1,206,207	-963,793	706,207	806,207	956,207
20	40,445,018	1,190,493	-979,507	690,493	790,493	940,493
30	40,177,046	1,182,605	-987,395	682,605	782,605	932,605
50	39,635,029	1,166,651	-1,003,349	666,651	766,651	916,651
70	39,093,012	1,150,697	-1,019,303	650,697	750,697	900,697
90	38,550,996	1,134,743	-1,035,257	634,743	734,743	884,743
100	38,279,988	1,126,766	-1,043,234	626,766	726,766	876,766
125	37,601,674	1,106,800	-1,063,200	606,800	706,800	856,800
150	36,913,815	1,086,553	-1,083,447	586,553	686,553	836,553
175	36,225,957	1,066,306	-1,103,694	566,306	666,306	816,306
200	35,538,099	1,046,059	-1,123,941	546,059	646,059	796,059
225	34,846,996	1,025,716	-1,144,284	525,716	625,716	775,716
250	34,148,643	1,005,180	-1,164,840	505,180	605,180	755,180
275	33,450,289	984,604	-1,185,396	484,604	584,604	734,604
300	32,751,936	964,048	-1,205,952	464,048	564,048	714,048
325	32,047,209	943,305	-1,226,695	443,305	543,305	693,305

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/Warehos	BLV2 value 2 - Urban Openpace & other	BLV3 value 3 - Greenfield (higher)	BLV4 value 4 - Greenfield (lower)
£2,170,000	£500,000	£400,000	£250,000

Site type 13

No of units	Flats and Houses
Density:	980 units 25 dph

Affordable %	35%
% Rented	51%
% Intermediate	49%
% First Homes	0%

Site area	52.27 ha
Net to gross	75%

Growth	
Sales	0%
Build	0%

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	5,568,269	106,536	-2,063,464	-393,464	-293,464	-143,464
20	4,707,834	90,073	-2,079,927	-409,927	-309,927	-159,927
30	4,275,499	81,802	-2,088,198	-418,198	-318,198	-168,198
50	3,408,230	65,170	-2,104,830	-434,830	-334,830	-184,830
70	2,528,365	48,374	-2,121,626	-451,626	-351,626	-201,626
90	1,643,127	31,437	-2,138,563	-468,563	-368,563	-218,563
100	1,197,498	22,911	-2,147,089	-477,089	-377,089	-227,089
125	76,224	1,458	-2,168,542	-498,542	-398,542	-248,542
150	-1,071,435	-20,499	-2,190,499	-520,499	-420,499	-270,499
175	-2,239,995	-42,857	-2,212,857	-542,857	-442,857	-292,857
200	-3,435,437	-65,729	-2,235,729	-565,729	-465,729	-315,729
225	-4,637,139	-88,721	-2,258,721	-588,721	-488,721	-338,721
250	-5,838,840	-111,713	-2,281,713	-611,713	-511,713	-361,713
275	-7,040,542	-134,704	-2,304,704	-634,704	-534,704	-384,704
300	-8,257,700	-157,992	-2,327,992	-657,992	-557,992	-407,992
325	-9,477,737	-181,334	-2,351,334	-681,334	-581,334	-431,334

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	10,597,293	202,754	-1,967,246	-297,246	-197,246	-47,246
20	9,770,190	186,030	-1,983,070	-313,070	-213,070	-63,070
30	9,350,752	178,905	-1,991,095	-321,095	-221,095	-71,095
50	8,511,876	162,855	-2,007,145	-337,145	-237,145	-87,145
70	7,667,040	146,691	-2,023,309	-353,309	-253,309	-103,309
90	6,815,365	130,396	-2,039,604	-369,604	-269,604	-119,604
100	6,389,526	122,249	-2,047,751	-377,751	-277,751	-127,751
125	5,310,031	101,595	-2,068,405	-398,405	-298,405	-148,405
150	4,224,460	80,825	-2,089,175	-419,175	-319,175	-169,175
175	3,127,128	59,830	-2,110,170	-440,170	-340,170	-190,170
200	2,018,392	38,617	-2,131,363	-461,363	-361,363	-211,363
225	902,627	17,270	-2,152,730	-482,730	-382,730	-232,730
250	-231,931	-4,437	-2,174,437	-504,437	-404,437	-254,437
275	-1,389,752	-26,590	-2,196,590	-526,590	-426,590	-276,590
300	-2,562,251	-49,023	-2,219,023	-549,023	-449,023	-299,023
325	-3,763,952	-72,014	-2,242,014	-572,014	-472,014	-322,014

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	15,369,138	294,052	-1,875,948	-205,948	-105,948	44,052
20	14,560,135	278,574	-1,891,426	-221,426	-121,426	28,574
30	14,153,209	270,788	-1,899,212	-229,212	-129,212	20,788
50	13,339,358	255,217	-1,914,783	-244,783	-144,783	5,217
70	12,516,575	239,475	-1,930,525	-260,525	-160,525	-10,525
90	11,690,305	223,667	-1,946,333	-276,333	-176,333	-26,333
100	11,277,171	215,762	-1,954,238	-284,238	-184,238	-34,238
125	10,230,203	195,731	-1,974,269	-304,269	-204,269	-54,269
150	9,180,869	175,654	-1,994,346	-324,346	-224,346	-74,346
175	8,116,275	155,286	-2,014,714	-344,714	-244,714	-94,714
200	7,048,050	134,848	-2,035,152	-365,152	-265,152	-115,152
225	5,967,210	114,169	-2,055,831	-385,831	-285,831	-135,831
250	4,879,312	93,354	-2,076,646	-406,646	-306,646	-156,646
275	3,781,981	72,369	-2,097,641	-427,641	-327,641	-177,641
300	2,673,603	51,153	-2,118,847	-448,847	-348,847	-198,847
325	1,559,530	29,838	-2,140,162	-470,162	-370,162	-220,162

Maximum CIL rates (per square metre)

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

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	21,837,403	417,807	-1,752,193	-82,193	17,807	167,807
20	21,049,100	402,725	-1,767,275	-97,275	2,725	152,725
30	20,054,314	395,172	-1,774,828	-104,828	-4,828	145,172
50	19,894,741	390,965	-1,789,935	-119,935	-19,935	130,065
70	19,067,644	364,815	-1,805,185	-135,185	-35,185	114,815
90	18,266,024	349,478	-1,820,522	-150,522	-50,522	99,478
100	17,865,213	341,809	-1,828,191	-158,191	-58,191	91,809
125	16,855,264	322,486	-1,847,514	-177,514	-77,514	72,486
150	15,837,950	303,022	-1,866,978	-196,978	-96,978	53,022
175	14,814,897	283,448	-1,886,552	-216,552	-116,552	33,448
200	13,782,061	263,687	-1,906,313	-236,313	-136,313	13,687
225	12,745,230	243,850	-1,926,150	-256,150	-156,150	-6,150
250	11,696,634	223,788	-1,946,212	-276,212	-176,212	-26,212
275	10,645,337	203,674	-1,966,326	-296,326	-196,326	-46,326
300	9,580,741	183,305	-1,986,695	-316,695	-216,695	-66,695
325	8,514,265	162,900	-2,007,100	-337,100	-237,100	-87,100

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£20	£200

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	59,694,778	1,142,119	-1,027,881	642,119	742,119	892,119
20	58,959,174	1,128,045	-1,041,955	628,045	728,045	878,045
30	58,591,372	1,121,008	-1,048,992	621,008	721,008	871,008
50	57,855,768	1,106,934	-1,063,066	606,934	706,934	856,934
70	57,120,163	1,092,860	-1,077,140	592,860	692,860	842,860
90	56,380,459	1,078,708	-1,091,292	578,708	678,708	828,708
100	56,008,328	1,071,588	-1,098,412	571,588	671,588	821,588
125	55,078,001	1,053,788	-1,116,212	553,788	653,788	803,788
150	54,147,673	1,035,989	-1,134,011	535,989	635,989	785,989
175	53,217,346	1,018,189	-1,151,811	518,189	618,189	768,189
200	52,287,018	1,000,389	-1,169,611	500,389	600,389	750,389
225	51,349,300	982,448	-1,187,552	482,448	582,448	732,448
250	50,407,985	964,438	-1,205,562	464,438	564,438	714,438
275	49,466,671	946,429	-1,223,571	446,429	546,429	696,429
300	48,525,356	928,419	-1,241,581	428,419	528,419	678,419
325	47,584,042	910,409	-1,259,591	410,409	510,409	660,409

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 CIL.

	AH %	Social Rent	Aff Rented	Sh Owrsbp
Affordable Housing	30%	51%	49%	0%

Growth	Sales	0%	Build costs	0%
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Site type T1 - 1 House

	BLV1	BLV2	BLV3	BLV4
1- South Hatfield	#N/A	70	125	200
2- Hatfield and Birchwood	#N/A	200	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	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

	BLV1	BLV2	BLV3	BLV4
1- South Hatfield	#N/A	125	175	250
2- Hatfield and Birchwood	#N/A	275	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 Digswell	#N/A	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	150	200	275
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	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.

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	0	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	#N/A	#N/A	#N/A	#N/A

Site type T6 - 50 Houses

	BLV1	BLV2	BLV3	BLV4
1- South Hatfield	#N/A	100	150	275
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	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.

Site type T7 - 70 Houses

	BLV1	BLV2	BLV3	BLV4
1- South Hatfield	#N/A	0	70	150
2- Hatfield and Birchwood	#N/A	125	175	300
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	250	300	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	300	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	#N/A

Site type T9 - 160 Houses

	BLV1	BLV2	BLV3	BLV4
1- South Hatfield	#N/A	30	100	175
2- Hatfield and Birchwood	#N/A	150	200	300
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 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
Affordable Housing	30%	51%	49%	0%

Growth	Sales	0%	Build costs	0%
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Site type **T10- 200 Flats and Houses**

	BLV1	BLV2	BLV3	BLV4
1- South Hatfield	#N/A	#N/A	#N/A	30
2- Hatfield and Birchwood	#N/A	70	100	175
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, Eilenbrook, rural area to south west of Welwyn Garden City and north west of Hatfield, Welham Green and Woolmer Green	#N/A	200	250	300
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 **T11 - 400 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	100
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, Eilenbrook, rural area to south west of Welwyn Garden City and north west of Hatfield, Welham Green and Woolmer Green	#N/A	#N/A	70	225
4- Welwyn, Oaklands, Mardley Heath and Digswell	#N/A	125	225	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	#N/A
2- Hatfield and Birchwood	#N/A	#N/A	#N/A	0
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, Eilenbrook, 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	100
4- Welwyn, Oaklands, Mardley Heath and Digswell	#N/A	20	125	275
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	#N/A
2- Hatfield and Birchwood	#N/A	#N/A	#N/A	50
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, Eilenbrook, rural area to south west of Welwyn Garden City and north west of Hatfield, Welham Green and Woolmer Green	#N/A	#N/A	0	175
4- Welwyn, Oaklands, Mardley Heath and Digswell	#N/A	30	150	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 2 - Urban Openspace & other new backlands	Benchmark land value 3 - Greenfield (higher)	Benchmark land value 4 - Greenfield (lower)
Benchmark land value 1 - Industrial £2,170,000	£500,000	£400,000	£250,000

Site type 1

House
No of units 1 units
Density: 25 dph

Affordable %	36%
% Social Rented	51%
% Aff Rent	49%
% Shrd Ownership	0%

Site area	0.0400 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

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	24,709	617,724	-1,552,276	117,724	217,724	367,724
20	23,384	584,588	-1,585,412	84,588	184,588	334,588
30	22,720	568,007	-1,601,993	68,007	168,007	318,007
50	21,395	534,872	-1,635,128	34,872	134,872	284,872
70	20,069	501,736	-1,668,264	1,736	101,736	251,736
90	18,743	468,575	-1,701,425	-31,425	68,575	218,575
100	18,081	452,020	-1,717,980	-47,980	52,020	202,020
125	16,424	410,593	-1,759,407	-89,407	10,593	160,593
150	14,767	369,167	-1,800,833	-130,833	-30,833	119,167
175	13,110	327,741	-1,842,259	-172,259	-72,259	77,741
200	11,452	286,290	-1,883,710	-213,710	-113,710	36,290
225	9,795	244,864	-1,925,136	-255,136	-155,136	-5,136
250	8,138	203,438	-1,966,562	-296,562	-196,562	-46,562
275	6,480	162,012	-2,007,988	-337,988	-237,988	-87,988
300	4,823	120,586	-2,049,414	-379,414	-279,414	-129,414
325	3,166	79,160	-2,090,840	-420,840	-320,840	-170,840

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	£33,330	833,247	-1,336,753	333,247	433,247	583,247
20	32,004	800,111	-1,369,889	300,111	400,111	550,111
30	31,341	783,531	-1,386,469	283,531	383,531	533,531
50	30,016	750,395	-1,419,605	250,395	350,395	500,395
70	28,690	717,259	-1,452,741	217,259	317,259	467,259
90	27,364	684,098	-1,485,902	184,098	284,098	434,098
100	26,702	667,543	-1,502,457	167,543	267,543	417,543
125	25,045	626,117	-1,543,883	126,117	226,117	376,117
150	23,388	584,691	-1,585,309	84,691	184,691	334,691
175	21,731	543,265	-1,626,735	43,265	143,265	293,265
200	20,073	501,814	-1,668,186	1,814	101,814	251,814
225	18,415	460,387	-1,709,613	-39,613	60,387	210,387
250	16,758	418,961	-1,751,039	-81,039	18,961	168,961
275	15,101	377,535	-1,792,465	-122,465	-22,465	127,535
300	13,444	336,109	-1,833,891	-163,891	-63,891	86,109
325	11,787	294,683	-1,875,317	-205,317	-105,317	44,683

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£200	£250	£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	41,728	1,043,210	-1,126,790	543,210	643,210	793,210
20	40,403	1,010,074	-1,159,926	510,074	610,074	760,074
30	39,740	993,493	-1,176,507	493,493	593,493	743,493
50	38,414	960,357	-1,209,643	460,357	560,357	710,357
70	37,089	927,222	-1,242,778	427,222	527,222	677,222
90	35,763	894,086	-1,275,914	394,086	494,086	644,086
100	35,100	877,505	-1,292,495	377,505	477,505	627,505
125	33,443	836,079	-1,333,921	336,079	436,079	586,079
150	31,786	794,653	-1,375,347	294,653	394,653	544,653
175	30,129	753,227	-1,416,773	253,227	353,227	503,227
200	28,472	711,801	-1,458,199	211,801	311,801	461,801
225	26,815	670,375	-1,499,625	170,375	270,375	420,375
250	25,157	628,924	-1,541,076	128,924	228,924	378,924
275	23,500	587,498	-1,582,502	87,498	187,498	337,498
300	21,843	546,072	-1,623,928	46,072	146,072	296,072
325	20,186	504,646	-1,665,354	4,646	104,646	254,646

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	53,243	1,331,087	-838,913	831,087	931,087	1,081,087
20	51,918	1,297,951	-872,049	797,951	897,951	1,047,951
30	51,255	1,281,371	-888,629	781,371	881,371	1,031,371
50	49,929	1,248,235	-921,765	748,235	848,235	998,235
70	48,604	1,215,099	-954,901	715,099	815,099	965,099
90	47,279	1,181,963	-988,037	681,963	781,963	931,963
100	46,615	1,165,383	-1,004,617	665,383	765,383	915,383
125	44,958	1,123,957	-1,046,043	623,957	723,957	873,957
150	43,301	1,082,531	-1,087,469	582,531	682,531	832,531
175	41,644	1,041,105	-1,128,895	541,105	641,105	791,105
200	39,987	999,679	-1,170,321	499,679	599,679	749,679
225	38,329	958,228	-1,211,772	458,228	558,228	708,228
250	36,672	916,802	-1,253,198	416,802	516,802	666,802
275	35,015	875,376	-1,294,624	375,376	475,376	625,376
300	33,358	833,950	-1,336,050	333,950	433,950	583,950
325	31,701	792,524	-1,377,476	292,524	392,524	542,524

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	123,714	3,092,849	922,849	2,592,849	2,692,849	2,842,849
20	122,388	3,059,688	889,688	2,559,688	2,659,688	2,809,688
30	121,725	3,043,132	873,132	2,543,132	2,643,132	2,793,132
50	120,369	3,009,972	839,972	2,509,972	2,609,972	2,759,972
70	119,073	2,976,836	806,836	2,476,836	2,576,836	2,726,836
90	117,748	2,943,700	773,700	2,443,700	2,543,700	2,693,700
100	117,085	2,927,119	757,119	2,427,119	2,527,119	2,677,119
125	115,428	2,885,693	715,693	2,385,693	2,485,693	2,635,693
150	113,771	2,844,267	674,267	2,344,267	2,444,267	2,594,267
175	112,114	2,802,841	632,841	2,302,841	2,402,841	2,552,841
200	110,457	2,761,415	591,415	2,261,415	2,361,415	2,511,415
225	108,800	2,719,989	549,989	2,219,989	2,319,989	2,469,989
250	107,143	2,678,563	508,563	2,178,563	2,278,563	2,428,563
275	105,485	2,637,137	467,137	2,137,137	2,237,137	2,387,137
300	103,828	2,595,711	425,711	2,095,711	2,195,711	2,345,711
325	102,170	2,554,280	384,280	2,054,280	2,154,280	2,304,280

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 %	30%
% Social Rented	51%
% Aff Rent	49%
% Shrd Ownership	0%

Site area	0.13 ha
Net to gross	100%

Growth	0%
Sales	0%
Build	0%

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	107,365	858,919	-1,311,081	358,919	458,919	608,919
20	101,334	810,674	-1,359,326	310,674	410,674	560,674
30	98,319	786,551	-1,383,449	286,551	386,551	536,551
50	92,288	738,306	-1,431,694	238,306	338,306	488,306
70	86,258	690,060	-1,479,940	190,060	290,060	440,060
90	80,227	641,815	-1,528,185	141,815	241,815	391,815
100	77,212	617,692	-1,552,308	117,692	217,692	367,692
125	69,673	557,385	-1,612,615	57,385	157,385	307,385
150	62,135	497,078	-1,672,922	-2,922	97,078	247,078
175	54,596	436,772	-1,733,228	-63,228	36,772	186,772
200	47,058	376,465	-1,793,535	-123,535	-23,535	126,465
225	39,520	316,158	-1,853,842	-183,842	-83,842	66,158
250	31,981	255,851	-1,914,149	-244,149	-144,149	5,851
275	24,443	195,545	-1,974,455	-304,455	-204,455	-54,455
300	16,905	135,238	-2,034,762	-364,762	-264,762	-114,762
325	9,366	74,931	-2,095,069	-425,069	-325,069	-175,069

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£125	£175	£250

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	146,581	1,172,648	-997,352	672,648	772,648	922,648
20	140,550	1,124,403	-1,045,597	624,403	724,403	874,403
30	137,535	1,100,280	-1,069,720	600,280	700,280	850,280
50	131,504	1,052,034	-1,117,966	552,034	652,034	802,034
70	125,474	1,003,789	-1,166,211	503,789	603,789	753,789
90	119,443	955,544	-1,214,456	455,544	555,544	705,544
100	116,428	931,421	-1,238,579	431,421	531,421	681,421
125	108,889	871,114	-1,298,886	371,114	471,114	621,114
150	101,351	810,807	-1,359,193	310,807	410,807	560,807
175	93,813	750,501	-1,419,499	250,501	350,501	500,501
200	86,274	690,194	-1,479,806	190,194	290,194	440,194
225	78,736	629,887	-1,540,113	129,887	229,887	379,887
250	71,198	569,580	-1,600,420	69,580	169,580	319,580
275	63,659	509,273	-1,660,727	9,273	109,273	259,273
300	56,121	448,967	-1,721,033	-51,033	48,967	198,967
325	48,582	388,660	-1,781,340	-111,340	-11,340	138,660

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£275	£300	£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	184,788	1,478,300	-691,700	978,300	1,078,300	1,228,300
20	178,757	1,430,055	-739,945	930,055	1,030,055	1,180,055
30	175,741	1,405,932	-764,068	905,932	1,005,932	1,155,932
50	169,711	1,357,687	-812,313	857,687	957,687	1,107,687
70	163,680	1,309,441	-860,559	809,441	909,441	1,059,441
90	157,649	1,261,196	-908,804	761,196	861,196	1,011,196
100	154,634	1,237,073	-932,927	737,073	837,073	987,073
125	147,096	1,176,766	-993,234	676,766	776,766	926,766
150	139,557	1,116,459	-1,053,541	616,459	716,459	866,459
175	132,019	1,056,153	-1,113,847	556,153	656,153	806,153
200	124,481	995,846	-1,174,154	495,846	595,846	745,846
225	116,942	935,539	-1,234,461	435,539	535,539	685,539
250	109,404	875,232	-1,294,768	375,232	475,232	625,232
275	101,866	814,925	-1,355,075	314,925	414,925	564,925
300	94,327	754,619	-1,415,381	254,619	354,619	504,619
325	86,789	694,312	-1,475,688	194,312	294,312	444,312

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	237,169	1,897,353	-272,647	1,397,353	1,497,353	1,647,353
20	231,138	1,849,108	-320,892	1,349,108	1,449,108	1,599,108
30	228,123	1,824,985	-345,015	1,324,985	1,424,985	1,574,985
50	222,092	1,776,740	-393,260	1,276,740	1,376,740	1,526,740
70	216,062	1,728,494	-441,506	1,228,494	1,328,494	1,478,494
90	210,031	1,680,249	-489,751	1,180,249	1,280,249	1,430,249
100	207,016	1,656,126	-513,874	1,156,126	1,256,126	1,406,126
125	199,477	1,595,819	-574,181	1,095,819	1,195,819	1,345,819
150	191,939	1,535,512	-634,488	1,035,512	1,135,512	1,285,512
175	184,401	1,475,206	-694,794	975,206	1,075,206	1,225,206
200	176,862	1,414,899	-755,101	914,899	1,014,899	1,164,899
225	169,324	1,354,592	-815,408	854,592	954,592	1,104,592
250	161,786	1,294,285	-875,715	794,285	894,285	1,044,285
275	154,247	1,233,978	-936,022	733,978	833,978	983,978
300	146,709	1,173,672	-996,328	673,672	773,672	923,672
325	139,171	1,113,365	-1,056,635	613,365	713,365	863,365

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	557,738	4,461,905	2,291,905	3,961,905	4,061,905	4,211,905
20	551,707	4,413,660	2,243,660	3,913,660	4,013,660	4,163,660
30	548,692	4,389,537	2,219,537	3,889,537	3,989,537	4,139,537
50	542,661	4,341,292	2,171,292	3,841,292	3,941,292	4,091,292
70	536,631	4,293,046	2,123,046	3,793,046	3,893,046	4,043,046
90	530,600	4,244,801	2,074,801	3,744,801	3,844,801	3,994,801
100	527,585	4,220,678	2,050,678	3,720,678	3,820,678	3,970,678
125	520,046	4,160,371	1,990,371	3,660,371	3,760,371	3,910,371
150	512,508	4,100,064	1,930,064	3,600,064	3,700,064	3,850,064
175	504,970	4,039,758	1,869,758	3,539,758	3,639,758	3,789,758
200	497,431	3,979,451	1,809,451	3,479,451	3,579,451	3,729,451
225	489,893	3,919,144	1,749,144	3,419,144	3,519,144	3,669,144
250	482,355	3,858,837	1,688,837	3,358,837	3,458,837	3,608,837
275	474,816	3,798,531	1,628,531	3,298,531	3,398,531	3,548,531
300	467,278	3,738,224	1,568,224	3,238,224	3,338,224	3,488,224
325	459,740	3,677,917	1,507,917	3,177,917	3,277,917	3,427,917

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 3

Houses	
No of units	10 units
Density:	40 dph

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

Site area	0.25 ha
Net to gross	100%

Growth	0%
Sales	0%
Build	0%

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	225,838	903,352	-1,266,648	403,352	503,352	653,352
20	213,970	855,879	-1,314,121	355,879	455,879	605,879
30	208,034	832,138	-1,337,862	332,138	432,138	582,138
50	196,166	784,664	-1,385,336	284,664	384,664	534,664
70	184,298	737,190	-1,432,810	237,190	337,190	487,190
90	172,429	689,717	-1,480,283	189,717	289,717	439,717
100	166,495	665,980	-1,504,020	165,980	265,980	415,980
125	151,660	606,640	-1,563,360	106,640	206,640	356,640
150	136,824	547,296	-1,622,704	47,296	147,296	297,296
175	121,989	487,955	-1,682,045	-12,045	87,955	237,955
200	107,153	428,611	-1,741,389	-71,389	28,611	178,611
225	92,317	369,267	-1,800,733	-130,733	-30,733	119,267
250	77,482	309,927	-1,860,073	-190,073	-90,073	59,927
275	62,646	250,583	-1,919,417	-249,417	-149,417	583
300	47,811	191,243	-1,978,757	-308,757	-208,757	-58,757
325	32,975	131,899	-2,038,101	-368,101	-268,101	-118,101

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£150	£200	£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	302,980	1,211,920	-958,080	711,920	811,920	961,920
20	291,112	1,164,447	-1,005,553	664,447	764,447	914,447
30	285,177	1,140,710	-1,029,290	640,710	740,710	890,710
50	273,309	1,093,236	-1,076,764	593,236	693,236	843,236
70	261,441	1,045,763	-1,124,237	545,763	645,763	795,763
90	249,572	998,289	-1,171,711	498,289	598,289	748,289
100	243,638	974,552	-1,195,448	474,552	574,552	724,552
125	228,802	915,208	-1,254,792	415,208	515,208	665,208
150	213,967	855,868	-1,314,132	355,868	455,868	605,868
175	199,131	796,524	-1,373,476	296,524	396,524	546,524
200	184,296	737,184	-1,432,816	237,184	337,184	487,184
225	169,460	677,839	-1,492,161	177,839	277,839	427,839
250	154,624	618,495	-1,551,505	118,495	218,495	368,495
275	139,789	559,155	-1,610,845	59,155	159,155	309,155
300	124,953	499,811	-1,670,189	-189	99,811	249,811
325	110,118	440,471	-1,729,529	-59,529	40,471	190,471

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£275	£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	378,148	1,512,590	-657,410	1,012,590	1,112,590	1,262,590
20	366,279	1,465,117	-704,883	965,117	1,065,117	1,215,117
30	360,345	1,441,380	-728,620	941,380	1,041,380	1,191,380
50	348,477	1,393,906	-776,094	893,906	993,906	1,143,906
70	336,608	1,346,432	-823,568	846,432	946,432	1,096,432
90	324,740	1,298,959	-871,041	798,959	898,959	1,048,959
100	318,805	1,275,222	-894,778	775,222	875,222	1,025,222
125	303,969	1,215,878	-954,122	715,878	815,878	965,878
150	289,133	1,156,534	-1,013,466	656,534	756,534	906,534
175	274,298	1,097,193	-1,072,807	597,193	697,193	847,193
200	259,462	1,037,849	-1,132,151	537,849	637,849	787,849
225	244,627	978,509	-1,191,491	478,509	578,509	728,509
250	229,791	919,165	-1,250,835	419,165	519,165	669,165
275	214,956	859,825	-1,310,175	359,825	459,825	609,825
300	200,120	800,481	-1,369,519	300,481	400,481	550,481
325	185,284	741,137	-1,428,863	241,137	341,137	491,137

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	481,185	1,924,741	-245,259	1,424,741	1,524,741	1,674,741
20	469,317	1,877,268	-292,732	1,377,268	1,477,268	1,627,268
30	463,383	1,853,531	-316,469	1,353,531	1,453,531	1,603,531
50	451,514	1,806,057	-363,943	1,306,057	1,406,057	1,556,057
70	439,646	1,758,584	-411,416	1,258,584	1,358,584	1,508,584
90	427,777	1,711,110	-458,890	1,211,110	1,311,110	1,461,110
100	421,843	1,687,373	-482,627	1,187,373	1,287,373	1,437,373
125	407,007	1,628,029	-541,971	1,128,029	1,228,029	1,378,029
150	392,172	1,568,689	-601,311	1,068,689	1,168,689	1,318,689
175	377,336	1,509,345	-660,655	1,009,345	1,109,345	1,259,345
200	362,500	1,450,001	-719,999	950,001	1,050,001	1,200,001
225	347,665	1,390,660	-779,340	890,660	990,660	1,140,660
250	332,829	1,331,316	-838,684	831,316	931,316	1,081,316
275	317,994	1,271,976	-898,024	771,976	871,976	1,021,976
300	303,158	1,212,632	-957,368	712,632	812,632	962,632
325	288,323	1,153,292	-1,016,708	653,292	753,292	903,292

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	1,112,019	4,448,074	2,278,074	3,948,074	4,048,074	4,198,074
20	1,100,150	4,400,601	2,230,601	3,900,601	4,000,601	4,150,601
30	1,094,216	4,376,864	2,206,864	3,876,864	3,976,864	4,126,864
50	1,082,347	4,329,386	2,159,386	3,829,386	3,929,386	4,079,386
70	1,070,478	4,281,913	2,111,913	3,781,913	3,881,913	4,031,913
90	1,058,610	4,234,439	2,064,439	3,734,439	3,834,439	3,984,439
100	1,052,675	4,210,702	2,040,702	3,710,702	3,810,702	3,960,702
125	1,037,840	4,151,362	1,981,362	3,651,362	3,751,362	3,901,362
150	1,023,004	4,092,018	1,922,018	3,592,018	3,692,018	3,842,018
175	1,008,169	4,032,678	1,862,678	3,532,678	3,632,678	3,782,678
200	993,333	3,973,334	1,803,334	3,473,334	3,573,334	3,723,334
225	978,497	3,913,989	1,743,989	3,413,989	3,513,989	3,663,989
250	963,662	3,854,649	1,684,649	3,354,649	3,454,649	3,604,649
275	948,826	3,795,305	1,625,305	3,295,305	3,395,305	3,545,305
300	933,991	3,735,965	1,565,965	3,235,965	3,335,965	3,485,965
325	919,155	3,676,621	1,506,621	3,176,621	3,276,621	3,426,621

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 4

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

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

Site area	0.14 ha
Net to gross	100%

Growth	0%
Sales	0%
Build	0%

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	-594,294	-4,259,108	-6,429,108	-4,759,108	-4,659,108	-4,509,108
20	-608,493	-4,360,863	-6,530,863	-4,860,863	-4,760,863	-4,610,863
30	-615,592	-4,411,741	-6,581,741	-4,911,741	-4,811,741	-4,661,741
50	-629,790	-4,513,497	-6,683,497	-5,013,497	-4,913,497	-4,763,497
70	-643,989	-4,615,252	-6,785,252	-5,115,252	-5,015,252	-4,865,252
90	-658,187	-4,717,008	-6,887,008	-5,217,008	-5,117,008	-4,967,008
100	-665,286	-4,767,885	-6,937,885	-5,267,885	-5,167,885	-5,017,885
125	-683,034	-4,895,080	-7,065,080	-5,395,080	-5,295,080	-5,145,080
150	-700,782	-5,022,274	-7,192,274	-5,522,274	-5,422,274	-5,272,274
175	-718,530	-5,149,468	-7,319,468	-5,649,468	-5,549,468	-5,399,468
200	-736,279	-5,276,663	-7,446,663	-5,776,663	-5,676,663	-5,526,663
225	-754,027	-5,403,857	-7,573,857	-5,903,857	-5,803,857	-5,653,857
250	-771,775	-5,531,052	-7,701,052	-6,031,052	-5,931,052	-5,781,052
275	-789,523	-5,658,246	-7,828,246	-6,158,246	-6,058,246	-5,908,246
300	-807,271	-5,785,440	-7,955,440	-6,285,440	-6,185,440	-6,035,440
325	-825,019	-5,912,635	-8,082,635	-6,412,635	-6,312,635	-6,162,635

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	-515,299	-3,892,974	-5,862,974	-4,192,974	-4,092,974	-3,942,974
20	-529,497	-3,794,729	-5,964,729	-4,294,729	-4,194,729	-4,044,729
30	-536,596	-3,845,607	-6,015,607	-4,345,607	-4,245,607	-4,095,607
50	-550,795	-3,947,363	-6,117,363	-4,447,363	-4,347,363	-4,197,363
70	-564,993	-4,049,118	-6,219,118	-4,549,118	-4,449,118	-4,299,118
90	-579,192	-4,150,874	-6,320,874	-4,650,874	-4,550,874	-4,400,874
100	-586,291	-4,201,752	-6,371,752	-4,701,752	-4,601,752	-4,451,752
125	-604,039	-4,328,946	-6,498,946	-4,828,946	-4,728,946	-4,578,946
150	-621,788	-4,456,147	-6,626,147	-4,956,147	-4,856,147	-4,706,147
175	-639,536	-4,583,342	-6,753,342	-5,083,342	-4,983,342	-4,833,342
200	-657,284	-4,710,536	-6,880,536	-5,210,536	-5,110,536	-4,960,536
225	-675,032	-4,837,731	-7,007,731	-5,337,731	-5,237,731	-5,087,731
250	-692,780	-4,964,925	-7,134,925	-5,464,925	-5,364,925	-5,214,925
275	-710,528	-5,092,119	-7,262,119	-5,592,119	-5,492,119	-5,342,119
300	-728,276	-5,219,314	-7,389,314	-5,719,314	-5,619,314	-5,469,314
325	-746,024	-5,346,508	-7,516,508	-5,846,508	-5,746,508	-5,596,508

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	-438,327	-3,141,342	-5,311,342	-3,641,342	-3,541,342	-3,391,342
20	-452,525	-3,243,097	-5,413,097	-3,743,097	-3,643,097	-3,493,097
30	-459,624	-3,293,975	-5,463,975	-3,793,975	-3,693,975	-3,543,975
50	-473,823	-3,395,731	-5,565,731	-3,895,731	-3,795,731	-3,645,731
70	-488,021	-3,497,486	-5,667,486	-3,997,486	-3,897,486	-3,747,486
90	-502,220	-3,599,242	-5,769,242	-4,099,242	-3,999,242	-3,849,242
100	-509,319	-3,650,119	-5,820,119	-4,150,119	-4,050,119	-3,900,119
125	-527,067	-3,777,314	-5,947,314	-4,277,314	-4,177,314	-4,027,314
150	-544,816	-3,904,515	-6,074,515	-4,404,515	-4,304,515	-4,154,515
175	-562,564	-4,031,710	-6,201,710	-4,531,710	-4,431,710	-4,281,710
200	-580,312	-4,158,904	-6,328,904	-4,658,904	-4,558,904	-4,408,904
225	-598,060	-4,286,098	-6,456,098	-4,786,098	-4,686,098	-4,536,098
250	-615,808	-4,413,293	-6,583,293	-4,913,293	-4,813,293	-4,663,293
275	-633,556	-4,540,487	-6,710,487	-5,040,487	-4,940,487	-4,790,487
300	-651,304	-4,667,682	-6,837,682	-5,167,682	-5,067,682	-4,917,682
325	-669,052	-4,794,876	-6,964,876	-5,294,876	-5,194,876	-5,044,876

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	-332,814	-2,385,170	-4,555,170	-2,885,170	-2,785,170	-2,635,170
20	-347,013	-2,486,926	-4,656,926	-2,986,926	-2,886,926	-2,736,926
30	-354,112	-2,537,804	-4,707,804	-3,037,804	-2,937,804	-2,787,804
50	-369,312	-2,639,566	-4,809,566	-3,139,566	-3,039,566	-2,889,566
70	-382,510	-2,741,322	-4,911,322	-3,241,322	-3,141,322	-2,991,322
90	-396,708	-2,843,077	-5,013,077	-3,343,077	-3,243,077	-3,093,077
100	-403,808	-2,893,955	-5,063,955	-3,393,955	-3,293,955	-3,143,955
125	-421,556	-3,021,150	-5,191,150	-3,521,150	-3,421,150	-3,271,150
150	-439,304	-3,148,344	-5,318,344	-3,648,344	-3,548,344	-3,398,344
175	-457,052	-3,275,538	-5,445,538	-3,775,538	-3,675,538	-3,525,538
200	-474,800	-3,402,733	-5,572,733	-3,902,733	-3,802,733	-3,652,733
225	-492,548	-3,529,927	-5,699,927	-4,029,927	-3,929,927	-3,779,927
250	-510,296	-3,657,121	-5,827,121	-4,157,121	-4,057,121	-3,907,121
275	-528,044	-3,784,316	-5,954,316	-4,284,316	-4,184,316	-4,034,316
300	-545,792	-3,911,510	-6,081,510	-4,411,510	-4,311,510	-4,161,510
325	-563,540	-4,038,705	-6,208,705	-4,538,705	-4,438,705	-4,288,705

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	308,458	2,210,612	40,612	1,710,612	1,810,612	1,960,612
20	294,473	2,110,390	-59,610	1,610,390	1,710,390	1,860,390
30	287,480	2,060,276	-109,724	1,560,276	1,660,276	1,810,276
50	273,495	1,960,046	-209,954	1,460,046	1,560,046	1,710,046
70	259,510	1,859,824	-310,176	1,359,824	1,459,824	1,609,824
90	245,525	1,759,595	-410,405	1,259,595	1,359,595	1,509,595
100	238,532	1,709,480	-460,520	1,209,480	1,309,480	1,459,480
125	221,051	1,584,201	-585,799	1,084,201	1,184,201	1,334,201
150	203,569	1,458,914	-711,086	958,914	1,058,914	1,208,914
175	186,088	1,333,635	-836,365	833,635	933,635	1,083,635
200	168,607	1,208,348	-961,652	708,348	808,348	958,348
225	151,126	1,083,068	-1,086,932	583,068	683,068	833,068
250	133,644	957,782	-1,212,218	457,782	557,782	707,782
275	116,163	832,502	-1,337,498	332,502	432,502	582,502
300	98,681	707,216	-1,462,784	207,216	307,216	457,216
325	81,200	581,936	-1,588,064	81,936	181,936	331,936

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£0	£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-landscapes	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 %	30%
% Social Rented	51%
% Aff Rent	49%
% Shrd Ownership	0%

Site area	0.20 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

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	-1,585,949	-7,929,744	-10,099,744	-8,429,744	-8,329,744	-8,179,744
20	-1,609,985	-8,049,927	-10,219,927	-8,549,927	-8,449,927	-8,299,927
30	-1,622,004	-8,110,019	-10,280,019	-8,610,019	-8,510,019	-8,360,019
50	-1,646,041	-8,230,207	-10,400,207	-8,730,207	-8,630,207	-8,480,207
70	-1,670,078	-8,350,390	-10,520,390	-8,850,390	-8,750,390	-8,600,390
90	-1,694,115	-8,470,573	-10,640,573	-8,970,573	-8,870,573	-8,720,573
100	-1,706,133	-8,530,665	-10,700,665	-9,030,665	-8,930,665	-8,780,665
125	-1,736,179	-8,680,896	-10,850,896	-9,180,896	-9,080,896	-8,930,896
150	-1,766,225	-8,831,127	-11,001,127	-9,331,127	-9,231,127	-9,081,127
175	-1,796,272	-8,981,359	-11,151,359	-9,481,359	-9,381,359	-9,231,359
200	-1,826,317	-9,131,585	-11,301,585	-9,631,585	-9,531,585	-9,381,585
225	-1,856,363	-9,281,817	-11,451,817	-9,781,817	-9,681,817	-9,531,817
250	-1,886,410	-9,432,048	-11,602,048	-9,932,048	-9,832,048	-9,682,048
275	-1,916,456	-9,582,279	-11,752,279	-10,082,279	-9,982,279	-9,832,279
300	-1,946,502	-9,732,511	-11,902,511	-10,232,511	-10,132,511	-9,982,511
325	-1,976,547	-9,882,737	-12,052,737	-10,382,737	-10,282,737	-10,132,737

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	-1,461,235	-7,306,175	-9,476,175	-7,806,175	-7,706,175	-7,556,175
20	-1,485,273	-7,426,363	-9,596,363	-7,926,363	-7,826,363	-7,676,363
30	-1,497,291	-7,486,454	-9,656,454	-7,986,454	-7,886,454	-7,736,454
50	-1,521,327	-7,606,637	-9,776,637	-8,106,637	-8,006,637	-7,856,637
70	-1,545,364	-7,726,821	-9,896,821	-8,226,821	-8,126,821	-7,976,821
90	-1,569,401	-7,847,004	-10,017,004	-8,347,004	-8,247,004	-8,097,004
100	-1,581,419	-7,907,095	-10,077,095	-8,407,095	-8,307,095	-8,157,095
125	-1,611,465	-8,057,327	-10,227,327	-8,557,327	-8,457,327	-8,307,327
150	-1,641,512	-8,207,558	-10,377,558	-8,707,558	-8,607,558	-8,457,558
175	-1,671,558	-8,357,789	-10,527,789	-8,857,789	-8,757,789	-8,607,789
200	-1,701,604	-8,508,021	-10,678,021	-9,008,021	-8,908,021	-8,758,021
225	-1,731,649	-8,658,247	-10,828,247	-9,158,247	-9,058,247	-8,908,247
250	-1,761,696	-8,808,479	-10,978,479	-9,308,479	-9,208,479	-9,058,479
275	-1,791,742	-8,958,710	-11,128,710	-9,458,710	-9,358,710	-9,208,710
300	-1,821,788	-9,108,942	-11,278,942	-9,608,942	-9,508,942	-9,358,942
325	-1,851,835	-9,259,173	-11,429,173	-9,759,173	-9,659,173	-9,509,173

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	-1,339,712	-6,698,561	-8,868,561	-7,198,561	-7,098,561	-6,948,561
20	-1,363,749	-6,818,744	-8,988,744	-7,318,744	-7,218,744	-7,068,744
30	-1,375,767	-6,878,835	-9,048,835	-7,378,835	-7,278,835	-7,128,835
50	-1,399,804	-6,999,018	-9,169,018	-7,499,018	-7,399,018	-7,249,018
70	-1,423,841	-7,119,206	-9,289,206	-7,619,206	-7,519,206	-7,369,206
90	-1,447,878	-7,239,390	-9,409,390	-7,739,390	-7,639,390	-7,489,390
100	-1,459,896	-7,299,481	-9,469,481	-7,799,481	-7,699,481	-7,549,481
125	-1,489,943	-7,449,713	-9,619,713	-7,949,713	-7,849,713	-7,699,713
150	-1,519,989	-7,599,944	-9,769,944	-8,099,944	-7,999,944	-7,849,944
175	-1,550,034	-7,750,170	-9,920,170	-8,250,170	-8,150,170	-8,000,170
200	-1,580,080	-7,900,402	-10,070,402	-8,400,402	-8,300,402	-8,150,402
225	-1,610,127	-8,050,633	-10,220,633	-8,550,633	-8,450,633	-8,300,633
250	-1,640,173	-8,200,865	-10,370,865	-8,700,865	-8,600,865	-8,450,865
275	-1,670,219	-8,351,096	-10,521,096	-8,851,096	-8,751,096	-8,601,096
300	-1,700,264	-8,501,322	-10,671,322	-9,001,322	-8,901,322	-8,751,322
325	-1,730,311	-8,651,554	-10,821,554	-9,151,554	-9,051,554	-8,901,554

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	-1,173,134	-5,865,670	-8,035,670	-6,365,670	-6,265,670	-6,115,670
20	-1,197,172	-5,985,858	-8,155,858	-6,485,858	-6,385,858	-6,235,858
30	-1,209,190	-6,045,950	-8,215,950	-6,545,950	-6,445,950	-6,295,950
50	-1,233,227	-6,166,133	-8,336,133	-6,666,133	-6,566,133	-6,416,133
70	-1,257,263	-6,286,316	-8,456,316	-6,786,316	-6,686,316	-6,536,316
90	-1,281,301	-6,406,504	-8,576,504	-6,906,504	-6,806,504	-6,656,504
100	-1,293,319	-6,466,596	-8,636,596	-6,966,596	-6,866,596	-6,716,596
125	-1,323,364	-6,616,822	-8,786,822	-7,116,822	-7,016,822	-6,866,822
150	-1,353,411	-6,767,054	-8,937,054	-7,267,054	-7,167,054	-7,017,054
175	-1,383,457	-6,917,285	-9,087,285	-7,417,285	-7,317,285	-7,167,285
200	-1,413,503	-7,067,516	-9,237,516	-7,567,516	-7,467,516	-7,317,516
225	-1,443,550	-7,217,748	-9,387,748	-7,717,748	-7,617,748	-7,467,748
250	-1,473,595	-7,367,974	-9,537,974	-7,867,974	-7,767,974	-7,617,974
275	-1,503,641	-7,518,206	-9,688,206	-8,018,206	-7,918,206	-7,768,206
300	-1,533,687	-7,668,437	-9,838,437	-8,168,437	-8,068,437	-7,918,437
325	-1,563,734	-7,818,668	-9,988,668	-8,318,668	-8,218,668	-8,068,668

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	-153,226	-766,131	-2,936,131	-1,266,131	-1,166,131	-1,016,131
20	-177,264	-886,319	-3,056,319	-1,386,319	-1,286,319	-1,136,319
30	-189,282	-946,410	-3,116,410	-1,446,410	-1,346,410	-1,196,410
50	-213,319	-1,066,593	-3,236,593	-1,566,593	-1,466,593	-1,316,593
70	-237,355	-1,186,776	-3,356,776	-1,686,776	-1,586,776	-1,436,776
90	-261,392	-1,306,960	-3,476,960	-1,806,960	-1,706,960	-1,556,960
100	-273,411	-1,367,056	-3,537,056	-1,867,056	-1,767,056	-1,617,056
125	-303,457	-1,517,283	-3,687,283	-2,017,283	-1,917,283	-1,767,283
150	-333,503	-1,667,514	-3,837,514	-2,167,514	-2,067,514	-1,917,514
175	-363,549	-1,817,745	-3,987,745	-2,317,745	-2,217,745	-2,067,745
200	-393,595	-1,967,977	-4,137,977	-2,467,977	-2,367,977	-2,217,977
225	-423,642	-2,118,208	-4,288,208	-2,618,208	-2,518,208	-2,368,208
250	-453,687	-2,268,435	-4,438,435	-2,768,435	-2,668,435	-2,518,435
275	-483,733	-2,418,666	-4,588,666	-2,918,666	-2,818,666	-2,668,666
300	-513,779	-2,568,897	-4,738,897	-3,068,897	-2,968,897	-2,818,897
325	-543,826	-2,719,129	-4,889,129	-3,219,129	-3,119,129	-2,969,129

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 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 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	0%
Sales	0%
Build	0%

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	1,147,004	642,322	-1,527,678	142,322	242,322	392,322
20	1,097,049	614,348	-1,555,652	114,348	214,348	364,348
30	1,072,072	600,360	-1,569,640	100,360	200,360	350,360
50	1,022,117	572,386	-1,597,614	72,386	172,386	322,386
70	972,163	544,411	-1,625,589	44,411	144,411	294,411
90	922,207	516,436	-1,653,564	16,436	116,436	266,436
100	897,231	502,449	-1,667,551	2,449	102,449	252,449
125	834,787	467,481	-1,702,519	-32,519	67,481	217,481
150	772,344	432,513	-1,737,487	-67,487	32,513	182,513
175	709,901	397,545	-1,772,455	-102,455	-2,455	147,545
200	647,458	362,576	-1,807,424	-137,424	-37,424	112,576
225	585,015	327,608	-1,842,392	-172,392	-72,392	77,608
250	522,571	292,640	-1,877,360	-207,360	-107,360	42,640
275	460,127	257,671	-1,912,329	-242,329	-142,329	7,671
300	397,684	222,703	-1,947,297	-277,297	-177,297	-27,297
325	335,241	187,735	-1,982,265	-312,265	-212,265	-62,265

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£100	£150	£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	1,591,099	891,015	-1,278,985	391,015	491,015	641,015
20	1,541,145	863,041	-1,306,959	363,041	463,041	613,041
30	1,516,167	849,053	-1,320,947	349,053	449,053	599,053
50	1,466,213	821,079	-1,348,921	321,079	421,079	571,079
70	1,416,258	793,105	-1,376,895	293,105	393,105	543,105
90	1,366,304	765,130	-1,404,870	265,130	365,130	515,130
100	1,341,326	751,143	-1,418,857	251,143	351,143	501,143
125	1,278,883	716,174	-1,453,826	216,174	316,174	466,174
150	1,216,440	681,206	-1,488,794	181,206	281,206	431,206
175	1,153,996	646,238	-1,523,762	146,238	246,238	396,238
200	1,091,553	611,270	-1,558,730	111,270	211,270	361,270
225	1,029,110	576,302	-1,593,698	76,302	176,302	326,302
250	966,667	541,333	-1,628,667	41,333	141,333	291,333
275	904,224	506,365	-1,663,635	6,365	106,365	256,365
300	841,780	471,397	-1,698,603	-28,603	71,397	221,397
325	779,337	436,429	-1,733,571	-63,571	36,429	186,429

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£275	£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	2,023,656	1,133,247	-1,036,753	633,247	733,247	883,247
20	1,973,702	1,105,273	-1,064,727	605,273	705,273	855,273
30	1,948,724	1,091,285	-1,078,715	591,285	691,285	841,285
50	1,898,770	1,063,311	-1,106,689	563,311	663,311	813,311
70	1,848,815	1,035,337	-1,134,663	535,337	635,337	785,337
90	1,798,861	1,007,362	-1,162,638	507,362	607,362	757,362
100	1,773,883	993,375	-1,176,625	493,375	593,375	743,375
125	1,711,440	958,406	-1,211,594	458,406	558,406	708,406
150	1,648,997	923,438	-1,246,562	423,438	523,438	673,438
175	1,586,554	888,470	-1,281,530	388,470	488,470	638,470
200	1,524,110	853,502	-1,316,498	353,502	453,502	603,502
225	1,461,667	818,534	-1,351,466	318,534	418,534	568,534
250	1,399,224	783,565	-1,386,435	283,565	383,565	533,565
275	1,336,781	748,597	-1,421,403	248,597	348,597	498,597
300	1,274,337	713,629	-1,456,371	213,629	313,629	463,629
325	1,211,894	678,661	-1,491,339	178,661	278,661	428,661

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	2,615,086	1,464,448	-705,552	964,448	1,064,448	1,214,448
20	2,565,882	1,436,894	-733,106	936,894	1,036,894	1,186,894
30	2,541,280	1,423,117	-746,883	923,117	1,023,117	1,173,117
50	2,491,956	1,395,495	-774,505	895,495	995,495	1,145,495
70	2,442,001	1,367,520	-802,480	867,520	967,520	1,117,520
90	2,392,046	1,339,546	-830,454	839,546	939,546	1,089,546
100	2,367,069	1,325,558	-844,442	825,558	925,558	1,075,558
125	2,304,625	1,290,590	-879,410	790,590	890,590	1,040,590
150	2,242,182	1,255,622	-914,378	755,622	855,622	1,005,622
175	2,179,739	1,220,654	-949,346	720,654	820,654	970,654
200	2,117,296	1,185,686	-984,314	685,686	785,686	935,686
225	2,054,852	1,150,717	-1,019,283	650,717	750,717	900,717
250	1,992,409	1,115,749	-1,054,251	615,749	715,749	865,749
275	1,929,966	1,080,781	-1,089,219	580,781	680,781	830,781
300	1,867,523	1,045,813	-1,124,187	545,813	645,813	795,813
325	1,805,080	1,010,845	-1,159,155	510,845	610,845	760,845

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	6,198,736	3,471,292	1,301,292	2,971,292	3,071,292	3,221,292
20	6,149,532	3,443,738	1,273,738	2,943,738	3,043,738	3,193,738
30	6,124,930	3,429,961	1,259,961	2,929,961	3,029,961	3,179,961
50	6,075,726	3,402,407	1,232,407	2,902,407	3,002,407	3,152,407
70	6,026,522	3,374,852	1,204,852	2,874,852	2,974,852	3,124,852
90	5,977,318	3,347,298	1,177,298	2,847,298	2,947,298	3,097,298
100	5,952,717	3,333,521	1,163,521	2,833,521	2,933,521	3,083,521
125	5,891,211	3,299,078	1,129,078	2,799,078	2,899,078	3,049,078
150	5,829,707	3,264,636	1,094,636	2,764,636	2,864,636	3,014,636
175	5,768,202	3,230,193	1,060,193	2,730,193	2,830,193	2,980,193
200	5,706,697	3,195,751	1,025,751	2,695,751	2,795,751	2,945,751
225	5,645,192	3,161,308	991,308	2,661,308	2,761,308	2,911,308
250	5,583,688	3,126,865	956,865	2,626,865	2,726,865	2,876,865
275	5,522,183	3,092,422	922,422	2,592,422	2,692,422	2,842,422
300	5,460,677	3,057,979	887,979	2,557,979	2,657,979	2,807,979
325	5,399,173	3,023,537	853,537	2,523,537	2,623,537	2,773,537

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 7

Houses
No of units 70 units
Density: 30 dph

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

Site area	3.11 ha
Net to gross	75%

Growth	
Sales	0%
Build	0%

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	1,563,413	502,526	-1,667,474	2,526	102,526	252,526
20	1,473,159	473,515	-1,696,485	-26,485	73,515	223,515
30	1,428,033	459,010	-1,710,990	-40,990	59,010	209,010
50	1,337,778	430,000	-1,740,000	-70,000	30,000	180,000
70	1,247,524	400,990	-1,769,010	-99,010	990	150,990
90	1,157,270	371,980	-1,798,020	-128,020	-28,020	121,980
100	1,112,143	357,475	-1,812,525	-142,525	-42,525	107,475
125	999,325	321,212	-1,848,788	-178,788	-78,788	71,212
150	886,507	284,949	-1,885,051	-215,051	-115,051	34,949
175	773,690	248,686	-1,921,314	-251,314	-151,314	-1,314
200	660,872	212,423	-1,957,577	-287,577	-187,577	-37,577
225	548,054	176,160	-1,993,840	-323,840	-223,840	-73,840
250	435,237	139,898	-2,030,102	-360,102	-260,102	-110,102
275	322,419	103,635	-2,066,365	-396,365	-296,365	-146,365
300	209,601	67,372	-2,102,628	-432,628	-332,628	-182,628
325	96,784	31,109	-2,138,891	-468,891	-368,891	-218,891

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£0	£70	£150

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	2,140,025	687,865	-1,482,135	187,865	287,865	437,865
20	2,049,771	658,855	-1,511,145	158,855	258,855	408,855
30	2,004,643	644,350	-1,525,650	144,350	244,350	394,350
50	1,914,389	615,339	-1,554,661	115,339	215,339	365,339
70	1,824,136	586,329	-1,583,671	86,329	186,329	336,329
90	1,733,882	557,319	-1,612,681	57,319	157,319	307,319
100	1,688,754	542,814	-1,627,186	42,814	142,814	292,814
125	1,575,936	506,551	-1,663,449	6,551	106,551	256,551
150	1,463,119	470,288	-1,699,712	-29,712	70,288	220,288
175	1,350,301	434,025	-1,735,975	-65,975	34,025	184,025
200	1,237,483	397,762	-1,772,238	-102,238	-2,238	147,762
225	1,124,666	361,500	-1,808,500	-138,500	-38,500	111,500
250	1,011,848	325,237	-1,844,763	-174,763	-74,763	75,237
275	899,030	288,974	-1,881,026	-211,026	-111,026	38,974
300	786,213	252,711	-1,917,289	-247,289	-147,289	2,711
325	673,395	216,448	-1,953,552	-283,552	-183,552	-33,552

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£125	£175	£300

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	2,701,656	868,389	-1,301,611	368,389	468,389	618,389
20	2,611,401	839,379	-1,330,621	339,379	439,379	589,379
30	2,566,274	824,874	-1,345,126	324,874	424,874	574,874
50	2,476,020	795,863	-1,374,137	295,863	395,863	545,863
70	2,385,765	766,853	-1,403,147	266,853	366,853	516,853
90	2,295,511	737,843	-1,432,157	237,843	337,843	487,843
100	2,250,385	723,338	-1,446,662	223,338	323,338	473,338
125	2,137,567	687,075	-1,482,925	187,075	287,075	437,075
150	2,024,750	650,812	-1,519,188	150,812	250,812	400,812
175	1,911,932	614,549	-1,555,451	114,549	214,549	364,549
200	1,799,114	578,287	-1,591,713	78,287	178,287	328,287
225	1,686,297	542,024	-1,627,976	42,024	142,024	292,024
250	1,573,479	505,761	-1,664,239	5,761	105,761	255,761
275	1,460,661	469,498	-1,700,502	-30,502	69,498	219,498
300	1,347,844	433,235	-1,736,765	-66,765	33,235	183,235
325	1,235,026	396,972	-1,773,028	-103,028	-3,028	146,972

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£300	£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	3,468,449	1,114,859	-1,055,141	614,859	714,859	864,859
20	3,379,551	1,086,284	-1,083,716	586,284	686,284	836,284
30	3,335,102	1,071,997	-1,098,003	571,997	671,997	821,997
50	3,246,205	1,043,423	-1,126,577	543,423	643,423	793,423
70	3,155,955	1,014,414	-1,155,586	514,414	614,414	764,414
90	3,065,701	985,404	-1,184,596	485,404	585,404	735,404
100	3,020,574	970,899	-1,199,101	470,899	570,899	720,899
125	2,907,756	934,636	-1,235,364	434,636	534,636	684,636
150	2,794,938	898,373	-1,271,627	398,373	498,373	648,373
175	2,682,121	862,110	-1,307,890	362,110	462,110	612,110
200	2,569,303	825,847	-1,344,153	325,847	425,847	575,847
225	2,456,485	789,584	-1,380,416	289,584	389,584	539,584
250	2,343,668	753,322	-1,416,678	253,322	353,322	503,322
275	2,230,850	717,059	-1,452,941	217,059	317,059	467,059
300	2,118,032	680,796	-1,489,204	180,796	280,796	430,796
325	2,005,215	644,533	-1,525,467	144,533	244,533	394,533

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	8,121,443	2,610,464	440,464	2,110,464	2,210,464	2,360,464
20	8,032,545	2,581,890	411,890	2,081,890	2,181,890	2,331,890
30	7,988,096	2,567,602	397,602	2,067,602	2,167,602	2,317,602
50	7,899,199	2,539,028	369,028	2,039,028	2,139,028	2,289,028
70	7,810,302	2,510,454	340,454	2,010,454	2,110,454	2,260,454
90	7,721,404	2,481,880	311,880	1,981,880	2,081,880	2,231,880
100	7,676,955	2,467,593	297,593	1,967,593	2,067,593	2,217,593
125	7,565,832	2,431,875	261,875	1,931,875	2,031,875	2,181,875
150	7,454,710	2,396,157	226,157	1,896,157	1,996,157	2,146,157
175	7,343,588	2,360,439	190,439	1,860,439	1,960,439	2,110,439
200	7,232,466	2,324,721	154,721	1,824,721	1,924,721	2,074,721
225	7,121,344	2,289,003	119,003	1,789,003	1,889,003	2,039,003
250	7,010,222	2,253,286	83,286	1,753,286	1,853,286	2,003,286
275	6,899,099	2,217,568	47,568	1,717,568	1,817,568	1,967,568
300	6,787,978	2,181,850	11,850	1,681,850	1,781,850	1,931,850
325	6,676,855	2,146,132	-23,868	1,646,132	1,746,132	1,896,132

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£300	£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 8

Flats	
No of units	100 units
Density:	100 dph

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

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

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	-6,322.445	-6,322.445	-8,492.445	-6,822.445	-6,722.445	-6,572.445
20	-6,421.460	-6,421.460	-8,591.460	-6,921.460	-6,821.460	-6,671.460
30	-6,470.969	-6,470.969	-8,640.969	-6,970.969	-6,870.969	-6,720.969
50	-6,569.985	-6,569.985	-8,739.985	-7,069.985	-6,969.985	-6,819.985
70	-6,669.001	-6,669.001	-8,839.001	-7,169.001	-7,069.001	-6,919.001
90	-6,768.018	-6,768.018	-8,938.018	-7,268.018	-7,168.018	-7,018.018
100	-6,817.526	-6,817.526	-8,987.526	-7,317.526	-7,217.526	-7,067.526
125	-6,941.296	-6,941.296	-9,111.296	-7,441.296	-7,341.296	-7,191.296
150	-7,065.067	-7,065.067	-9,235.067	-7,565.067	-7,465.067	-7,315.067
175	-7,188.838	-7,188.838	-9,358.838	-7,688.838	-7,588.838	-7,438.838
200	-7,312.608	-7,312.608	-9,482.608	-7,812.608	-7,712.608	-7,562.608
225	-7,436.379	-7,436.379	-9,606.379	-7,936.379	-7,836.379	-7,686.379
250	-7,560.149	-7,560.149	-9,730.149	-8,060.149	-7,960.149	-7,810.149
275	-7,683.920	-7,683.920	-9,853.920	-8,183.920	-8,083.920	-7,933.920
300	-7,807.690	-7,807.690	-9,977.690	-8,307.690	-8,207.690	-8,057.690
325	-7,931.461	-7,931.461	-10,101.461	-8,431.461	-8,331.461	-8,181.461

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	-5,801.602	-5,801.602	-7,971.602	-6,301.602	-6,201.602	-6,051.602
20	-5,900.619	-5,900.619	-8,070.619	-6,400.619	-6,300.619	-6,150.619
30	-5,950.127	-5,950.127	-8,120.127	-6,450.127	-6,350.127	-6,200.127
50	-6,049.143	-6,049.143	-8,219.143	-6,549.143	-6,449.143	-6,299.143
70	-6,148.160	-6,148.160	-8,318.160	-6,648.160	-6,548.160	-6,398.160
90	-6,247.176	-6,247.176	-8,417.176	-6,747.176	-6,647.176	-6,497.176
100	-6,296.684	-6,296.684	-8,466.684	-6,796.684	-6,696.684	-6,546.684
125	-6,420.455	-6,420.455	-8,590.455	-6,920.455	-6,820.455	-6,670.455
150	-6,544.225	-6,544.225	-8,714.225	-7,044.225	-6,944.225	-6,794.225
175	-6,667.996	-6,667.996	-8,837.996	-7,167.996	-7,067.996	-6,917.996
200	-6,791.766	-6,791.766	-8,961.766	-7,291.766	-7,191.766	-7,041.766
225	-6,915.537	-6,915.537	-9,085.537	-7,415.537	-7,315.537	-7,165.537
250	-7,039.307	-7,039.307	-9,209.307	-7,539.307	-7,439.307	-7,289.307
275	-7,163.077	-7,163.077	-9,333.077	-7,663.077	-7,563.077	-7,413.077
300	-7,286.848	-7,286.848	-9,456.848	-7,786.848	-7,686.848	-7,536.848
325	-7,410.618	-7,410.618	-9,580.618	-7,910.618	-7,810.618	-7,660.618

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	-5,293.909	-5,293.909	-7,463.909	-5,793.909	-5,693.909	-5,543.909
20	-5,392.926	-5,392.926	-7,562.926	-5,892.926	-5,792.926	-5,642.926
30	-5,442.434	-5,442.434	-7,612.434	-5,942.434	-5,842.434	-5,692.434
50	-5,541.450	-5,541.450	-7,711.450	-6,041.450	-5,941.450	-5,791.450
70	-5,640.467	-5,640.467	-7,810.467	-6,140.467	-6,040.467	-5,890.467
90	-5,739.482	-5,739.482	-7,909.482	-6,239.482	-6,139.482	-5,989.482
100	-5,788.991	-5,788.991	-7,958.991	-6,288.991	-6,188.991	-6,038.991
125	-5,912.762	-5,912.762	-8,082.762	-6,412.762	-6,312.762	-6,162.762
150	-6,036.532	-6,036.532	-8,206.532	-6,536.532	-6,436.532	-6,286.532
175	-6,160.302	-6,160.302	-8,330.302	-6,660.302	-6,560.302	-6,410.302
200	-6,284.072	-6,284.072	-8,454.072	-6,784.072	-6,684.072	-6,534.072
225	-6,407.843	-6,407.843	-8,577.843	-6,907.843	-6,807.843	-6,657.843
250	-6,531.613	-6,531.613	-8,701.613	-7,031.613	-6,931.613	-6,781.613
275	-6,655.384	-6,655.384	-8,825.384	-7,155.384	-7,055.384	-6,905.384
300	-6,779.155	-6,779.155	-8,949.155	-7,279.155	-7,179.155	-7,029.155
325	-6,902.925	-6,902.925	-9,072.925	-7,402.925	-7,302.925	-7,152.925

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	-4,598.248	-4,598.248	-6,768.248	-5,098.248	-4,998.248	-4,848.248
20	-4,697.263	-4,697.263	-6,867.263	-5,197.263	-5,097.263	-4,947.263
30	-4,746.772	-4,746.772	-6,916.772	-5,246.772	-5,146.772	-4,996.772
50	-4,845.789	-4,845.789	-7,015.789	-5,345.789	-5,245.789	-5,095.789
70	-4,944.804	-4,944.804	-7,114.804	-5,444.804	-5,344.804	-5,194.804
90	-5,043.821	-5,043.821	-7,213.821	-5,543.821	-5,443.821	-5,293.821
100	-5,093.329	-5,093.329	-7,263.329	-5,593.329	-5,493.329	-5,343.329
125	-5,217.099	-5,217.099	-7,387.099	-5,717.099	-5,617.099	-5,467.099
150	-5,340.870	-5,340.870	-7,510.870	-5,840.870	-5,740.870	-5,590.870
175	-5,464.640	-5,464.640	-7,634.640	-5,964.640	-5,864.640	-5,714.640
200	-5,588.411	-5,588.411	-7,758.411	-6,088.411	-5,988.411	-5,838.411
225	-5,712.181	-5,712.181	-7,882.181	-6,212.181	-6,112.181	-5,962.181
250	-5,835.952	-5,835.952	-8,005.952	-6,335.952	-6,235.952	-6,085.952
275	-5,959.722	-5,959.722	-8,129.722	-6,459.722	-6,359.722	-6,209.722
300	-6,083.493	-6,083.493	-8,253.493	-6,583.493	-6,483.493	-6,333.493
325	-6,207.264	-6,207.264	-8,377.264	-6,707.264	-6,607.264	-6,457.264

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	-335.460	-335.460	-2,505.460	-835.460	-735.460	-585.460
20	-434.476	-434.476	-2,604.476	-934.476	-834.476	-684.476
30	-483.985	-483.985	-2,653.985	-983.985	-883.985	-733.985
50	-583.000	-583.000	-2,753.000	-1,083.000	-983.000	-833.000
70	-682.017	-682.017	-2,852.017	-1,182.017	-1,082.017	-932.017
90	-781.034	-781.034	-2,951.034	-1,281.034	-1,181.034	-1,031.034
100	-830.542	-830.542	-3,000.542	-1,330.542	-1,230.542	-1,080.542
125	-954.312	-954.312	-3,124.312	-1,454.312	-1,354.312	-1,204.312
150	-1,078.083	-1,078.083	-3,248.083	-1,578.083	-1,478.083	-1,328.083
175	-1,201.853	-1,201.853	-3,371.853	-1,701.853	-1,601.853	-1,451.853
200	-1,325.624	-1,325.624	-3,495.624	-1,825.624	-1,725.624	-1,575.624
225	-1,449.394	-1,449.394	-3,619.394	-1,949.394	-1,849.394	-1,699.394
250	-1,573.165	-1,573.165	-3,743.165	-2,073.165	-1,973.165	-1,823.165
275	-1,696.935	-1,696.935	-3,866.935	-2,196.935	-2,096.935	-1,946.935
300	-1,820.706	-1,820.706	-3,990.706	-2,320.706	-2,220.706	-2,070.706
325	-1,944.476	-1,944.476	-4,114.476	-2,444.476	-2,344.476	-2,194.476

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 Openpace & other well 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%
% Social Rented	51%
% Aff Rent	49%
% Shrd Ownership	0%

Site area	5.23 ha
Net to gross	75%

Growth	
Sales	0%
Build	0%

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	3,079,055	589,105	-1,580,895	89,105	189,105	339,105
20	2,884,063	551,798	-1,618,202	51,798	151,798	301,798
30	2,786,566	533,144	-1,636,856	33,144	133,144	283,144
50	2,589,720	495,482	-1,674,518	-4,518	95,482	245,482
70	2,391,752	457,606	-1,712,394	-42,394	57,606	207,606
90	2,193,784	419,729	-1,750,271	-80,271	19,729	169,729
100	2,094,800	400,791	-1,769,209	-99,209	791	150,791
125	1,847,341	353,445	-1,816,555	-146,555	-46,555	103,445
150	1,599,881	306,100	-1,863,900	-193,900	-93,900	56,100
175	1,352,421	258,754	-1,911,246	-241,246	-141,246	8,754
200	1,104,962	211,409	-1,958,591	-288,591	-188,591	-38,591
225	857,502	164,063	-2,005,937	-335,937	-235,937	-85,937
250	610,043	116,717	-2,053,283	-383,283	-283,283	-133,283
275	362,583	69,372	-2,100,628	-430,628	-330,628	-180,628
300	115,123	22,026	-2,147,974	-477,974	-377,974	-227,974
325	-134,355	-25,706	-2,195,706	-525,706	-425,706	-275,706

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£30	£100	£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	4,282,190	819,297	-1,350,703	319,297	419,297	569,297
20	4,087,197	781,989	-1,388,011	281,989	381,989	531,989
30	3,989,701	763,336	-1,406,664	263,336	363,336	513,336
50	3,794,709	726,029	-1,443,971	226,029	326,029	476,029
70	3,599,717	688,721	-1,481,279	188,721	288,721	438,721
90	3,404,724	651,414	-1,518,586	151,414	251,414	401,414
100	3,307,228	632,760	-1,537,240	132,760	232,760	382,760
125	3,063,487	586,126	-1,583,874	86,126	186,126	336,126
150	2,819,746	539,492	-1,630,508	39,492	139,492	289,492
175	2,572,534	492,194	-1,677,806	-7,806	92,194	242,194
200	2,325,075	444,848	-1,725,152	-55,152	44,848	194,848
225	2,077,615	397,503	-1,772,497	-102,497	-2,497	147,503
250	1,830,155	350,157	-1,819,843	-149,843	-49,843	100,157
275	1,582,696	302,812	-1,867,188	-197,188	-97,188	52,812
300	1,335,236	255,466	-1,914,534	-244,534	-144,534	5,466
325	1,087,777	208,121	-1,961,879	-291,879	-191,879	-41,879

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£150	£200	£300

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	5,453,846	1,043,465	-1,126,535	543,465	643,465	793,465
20	5,258,853	1,006,158	-1,163,842	506,158	606,158	756,158
30	5,161,357	987,504	-1,182,496	487,504	587,504	737,504
50	4,966,364	950,197	-1,219,803	450,197	550,197	700,197
70	4,771,372	912,890	-1,257,110	412,890	512,890	662,890
90	4,576,379	875,583	-1,294,417	375,583	475,583	625,583
100	4,478,884	856,929	-1,313,071	356,929	456,929	606,929
125	4,235,143	810,295	-1,359,705	310,295	410,295	560,295
150	3,991,402	763,661	-1,406,339	263,661	363,661	513,661
175	3,747,661	717,027	-1,452,973	217,027	317,027	467,027
200	3,503,921	670,393	-1,499,607	170,393	270,393	420,393
225	3,260,181	623,759	-1,546,241	123,759	223,759	373,759
250	3,016,439	577,125	-1,592,875	77,125	177,125	327,125
275	2,770,849	530,137	-1,639,863	30,137	130,137	280,137
300	2,523,390	482,791	-1,687,209	-17,209	82,791	232,791
325	2,275,930	435,446	-1,734,554	-64,554	35,446	185,446

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£275	£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	7,053,995	1,349,616	-820,384	849,616	949,616	1,099,616
20	6,861,933	1,312,870	-857,130	812,870	912,870	1,062,870
30	6,765,902	1,294,497	-875,503	794,497	894,497	1,044,497
50	6,573,431	1,257,672	-912,338	757,672	857,672	1,007,672
70	6,378,439	1,220,365	-949,635	720,365	820,365	970,365
90	6,183,447	1,183,057	-986,943	683,057	783,057	933,057
100	6,085,951	1,164,404	-1,005,596	664,404	764,404	914,404
125	5,842,210	1,117,770	-1,052,230	617,770	717,770	867,770
150	5,598,469	1,071,136	-1,098,864	571,136	671,136	821,136
175	5,354,729	1,024,502	-1,145,498	524,502	624,502	774,502
200	5,110,988	977,868	-1,192,132	477,868	577,868	727,868
225	4,867,248	931,234	-1,238,766	431,234	531,234	681,234
250	4,623,507	884,600	-1,285,400	384,600	484,600	634,600
275	4,379,766	837,965	-1,332,035	337,965	437,965	587,965
300	4,136,026	791,331	-1,378,669	291,331	391,331	541,331
325	3,892,286	744,698	-1,425,302	244,698	344,698	494,698

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	16,698,989	3,194,960	1,024,960	2,694,960	2,794,960	2,944,960
20	16,509,813	3,158,765	988,765	2,658,765	2,758,765	2,908,765
30	16,415,226	3,140,668	970,668	2,640,668	2,740,668	2,890,668
50	16,220,050	3,104,474	934,474	2,604,474	2,704,474	2,854,474
70	16,036,875	3,068,280	898,280	2,568,280	2,668,280	2,818,280
90	15,847,699	3,032,085	862,085	2,532,085	2,632,085	2,782,085
100	15,753,111	3,013,988	843,988	2,513,988	2,613,988	2,763,988
125	15,516,642	2,968,745	798,745	2,468,745	2,568,745	2,718,745
150	15,280,173	2,923,503	753,503	2,423,503	2,523,503	2,673,503
175	15,043,704	2,878,260	708,260	2,378,260	2,478,260	2,628,260
200	14,807,234	2,833,017	663,017	2,333,017	2,433,017	2,583,017
225	14,570,765	2,787,774	617,774	2,287,774	2,387,774	2,537,774
250	14,334,296	2,742,531	572,531	2,242,531	2,342,531	2,492,531
275	14,097,826	2,697,288	527,288	2,197,288	2,297,288	2,447,288
300	13,861,357	2,652,045	482,045	2,152,045	2,252,045	2,402,045
325	13,624,887	2,606,802	436,802	2,106,802	2,206,802	2,356,802

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
No of units 196 units
Density: 60 dph

Affordable %	36%
% rented	51%
% intermed	49%
% First Homes	0%

Site area	4.3556 ha
Net to gross	75%

Growth	
Sales	0%
Build	0%

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	1,510,519	348,803	-1,823,197	-153,197	-53,197	96,803
20	1,308,653	300,456	-1,869,544	-199,544	-99,544	50,456
30	1,207,719	277,283	-1,892,717	-222,717	-122,717	27,283
50	1,005,853	230,936	-1,939,064	-269,064	-169,064	-19,064
70	803,986	184,589	-1,985,411	-315,411	-215,411	-65,411
90	602,120	138,242	-2,031,758	-361,758	-261,758	-111,758
100	501,186	115,068	-2,094,932	-384,932	-284,932	-134,932
125	248,852	57,134	-2,112,866	-442,866	-342,866	-192,866
150	-3,534	-811	-2,170,811	-500,811	-400,811	-250,811
175	-259,719	-59,629	-2,229,629	-559,629	-459,629	-309,629
200	-515,902	-118,447	-2,288,447	-618,447	-518,447	-368,447
225	-774,577	-177,837	-2,347,837	-677,837	-577,837	-427,837
250	-1,034,669	-237,552	-2,407,552	-737,552	-637,552	-487,552
275	-1,294,762	-297,267	-2,467,267	-797,267	-697,267	-547,267
300	-1,554,855	-356,982	-2,526,982	-856,982	-756,982	-606,982
325	-1,814,947	-416,697	-2,586,697	-916,697	-816,697	-666,697

Maximum CIL rates (per square metre)

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

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	£2,930,864	672,902	-1,497,098	172,902	272,902	422,902
20	2,728,997	626,556	-1,543,444	126,556	226,556	376,556
30	2,628,064	603,382	-1,566,618	103,382	203,382	353,382
50	2,426,196	557,035	-1,612,965	57,035	157,035	307,035
70	2,224,330	510,688	-1,659,312	10,688	110,688	260,688
90	2,022,463	464,341	-1,705,659	-35,659	64,341	214,341
100	1,921,530	441,168	-1,728,832	-58,832	41,168	191,168
125	1,669,196	383,234	-1,786,766	-116,766	-16,766	133,234
150	1,416,863	325,300	-1,844,700	-174,700	-74,700	75,300
175	1,164,529	267,366	-1,902,634	-232,634	-132,634	17,366
200	912,196	209,433	-1,960,567	-290,567	-190,567	-40,567
225	659,863	151,499	-2,018,501	-348,501	-248,501	-98,501
250	407,528	93,565	-2,076,435	-406,435	-306,435	-156,435
275	155,195	35,632	-2,134,368	-464,368	-364,368	-214,368
300	-98,620	-22,642	-2,192,642	-522,642	-422,642	-272,642
325	-354,804	-81,460	-2,251,460	-581,460	-481,460	-331,460

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£70	£100	£175

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	4,300,570	987,376	-1,182,624	487,376	587,376	737,376
20	4,101,738	941,725	-1,228,275	441,725	541,725	691,725
30	4,002,320	918,900	-1,251,100	418,900	518,900	668,900
50	3,803,487	873,250	-1,296,750	373,250	473,250	623,250
70	3,604,654	827,599	-1,342,401	327,599	427,599	577,599
90	3,405,822	781,949	-1,388,051	281,949	381,949	531,949
100	3,305,379	758,888	-1,411,112	258,888	358,888	508,888
125	3,053,046	700,954	-1,469,046	200,954	300,954	450,954
150	2,800,712	643,021	-1,526,979	143,021	243,021	393,021
175	2,548,379	585,087	-1,584,913	85,087	185,087	335,087
200	2,296,046	527,153	-1,642,847	27,153	127,153	277,153
225	2,043,712	469,220	-1,700,780	-30,780	69,220	219,220
250	1,791,378	411,286	-1,758,714	-88,714	11,286	161,286
275	1,539,044	353,352	-1,816,648	-146,648	-46,648	103,352
300	1,286,711	295,418	-1,874,582	-204,582	-104,582	45,418
325	1,034,377	237,485	-1,932,515	-262,515	-162,515	-12,515

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£200	£250	£300

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	6,148,178	1,411,571	-758,429	911,571	1,011,571	1,161,571
20	5,952,333	1,366,607	-803,393	866,607	966,607	1,116,607
30	5,854,410	1,344,125	-825,875	844,125	944,125	1,094,125
50	5,658,565	1,299,160	-870,840	799,160	899,160	1,049,160
70	5,462,720	1,254,196	-915,804	754,196	854,196	1,004,196
90	5,266,876	1,209,232	-960,768	709,232	809,232	959,232
100	5,168,953	1,186,749	-983,251	686,749	786,749	936,749
125	4,924,147	1,130,544	-1,039,456	630,544	730,544	880,544
150	4,679,342	1,074,339	-1,095,661	574,339	674,339	824,339
175	4,434,521	1,017,441	-1,152,559	517,441	617,441	767,441
200	4,189,690	960,378	-1,209,622	460,378	560,378	710,378
225	3,934,439	903,315	-1,266,685	403,315	503,315	653,315
250	3,685,898	846,252	-1,323,748	346,252	446,252	596,252
275	3,436,184	788,920	-1,381,080	288,920	388,920	538,920
300	3,183,850	730,986	-1,439,014	230,986	330,986	480,986
325	2,931,517	673,052	-1,496,948	173,052	273,052	423,052

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	17,221,592	3,953,937	1,783,937	3,453,937	3,553,937	3,703,937
20	17,034,445	3,910,969	1,740,969	3,410,969	3,510,969	3,660,969
30	16,940,872	3,889,486	1,719,486	3,389,486	3,489,486	3,639,486
50	16,753,725	3,846,518	1,676,518	3,346,518	3,446,518	3,596,518
70	16,566,578	3,803,551	1,633,551	3,303,551	3,403,551	3,553,551
90	16,379,431	3,760,584	1,590,584	3,260,584	3,360,584	3,510,584
100	16,285,858	3,739,100	1,569,100	3,239,100	3,339,100	3,489,100
125	16,051,925	3,685,391	1,515,391	3,185,391	3,285,391	3,435,391
150	15,817,991	3,631,682	1,461,682	3,131,682	3,231,682	3,381,682
175	15,584,058	3,577,972	1,407,972	3,077,972	3,177,972	3,327,972
200	15,350,124	3,524,263	1,354,263	3,024,263	3,124,263	3,274,263
225	15,116,191	3,470,554	1,300,554	2,970,554	3,070,554	3,220,554
250	14,882,257	3,416,845	1,246,845	2,916,845	3,016,845	3,166,845
275	14,645,287	3,362,438	1,192,438	2,862,438	2,962,438	3,112,438
300	14,407,783	3,307,909	1,137,909	2,807,909	2,907,909	3,057,909
325	14,170,281	3,253,381	1,083,381	2,753,381	2,853,381	3,003,381

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/Warehos	BLV2 value 2 - Urban Open space & other	BLV3 value 3 - Greenfield (higher)	BLV4 value 4 - Greenfield (lower)
£2,170,000	£500,000	£400,000	£250,000

Site type 11

Flats and Houses
No of units 392 units
Density: 25 dph

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

Site area	20.91 ha
Net to gross	75%

Growth	
Sales	0%
Build	0%

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	4,885,882	233,700	-1,936,300	-266,300	-166,300	-16,300
20	4,480,055	214,288	-1,955,712	-285,712	-185,712	-35,712
30	4,277,141	204,583	-1,965,417	-295,417	-195,417	-45,417
50	3,871,314	185,171	-1,984,829	-314,829	-214,829	-64,829
70	3,463,376	165,659	-2,004,341	-334,341	-234,341	-84,341
90	3,051,357	145,951	-2,024,049	-354,049	-254,049	-104,049
100	2,845,348	136,098	-2,033,902	-363,902	-263,902	-113,902
125	2,330,323	111,463	-2,058,537	-388,537	-288,537	-138,537
150	1,815,298	86,829	-2,083,171	-413,171	-313,171	-163,171
175	1,300,274	62,194	-2,107,806	-437,806	-337,806	-187,806
200	785,250	37,560	-2,132,440	-462,440	-362,440	-212,440
225	270,226	12,925	-2,157,075	-487,075	-387,075	-237,075
250	-254,531	-12,175	-2,182,175	-512,175	-412,175	-262,175
275	-785,393	-37,567	-2,207,567	-537,567	-437,567	-287,567
300	-1,316,253	-62,959	-2,232,959	-562,959	-462,959	-312,959
325	-1,847,114	-88,350	-2,258,350	-588,350	-488,350	-338,350

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	7,401,858	354,043	-1,815,957	-145,957	-45,957	104,043
20	6,997,574	334,705	-1,835,295	-165,295	-65,295	84,705
30	6,794,661	325,000	-1,845,000	-175,000	-75,000	75,000
50	6,388,834	305,588	-1,864,412	-194,412	-94,412	55,588
70	5,983,007	286,177	-1,883,823	-213,823	-113,823	36,177
90	5,577,179	266,766	-1,903,234	-233,234	-133,234	16,766
100	5,374,265	257,060	-1,912,940	-242,940	-142,940	7,060
125	4,866,981	232,796	-1,937,204	-267,204	-167,204	-17,204
150	4,359,698	208,531	-1,961,469	-291,469	-191,469	-41,469
175	3,852,413	184,267	-1,985,733	-315,733	-215,733	-65,733
200	3,339,349	159,727	-2,010,273	-340,273	-240,273	-90,273
225	2,824,325	135,092	-2,034,908	-364,908	-264,908	-114,908
250	2,309,301	110,458	-2,059,542	-389,542	-289,542	-139,542
275	1,794,276	85,823	-2,084,177	-414,177	-314,177	-164,177
300	1,279,252	61,189	-2,108,811	-438,811	-338,811	-188,811
325	764,228	36,554	-2,133,446	-463,446	-363,446	-213,446

Maximum CIL rates (per square metre)

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

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	9,819,044	469,661	-1,700,339	-30,339	69,661	219,661
20	9,419,316	450,541	-1,719,459	-49,459	50,541	200,541
30	9,219,452	440,981	-1,729,019	-59,019	40,981	190,981
50	8,819,724	421,862	-1,748,138	-78,138	21,862	171,862
70	8,419,996	402,742	-1,767,258	-97,258	2,742	152,742
90	8,020,267	383,622	-1,786,378	-116,378	-16,378	133,622
100	7,820,404	374,063	-1,795,937	-125,937	-25,937	124,063
125	7,317,456	350,036	-1,819,994	-149,994	-49,994	105,006
150	6,810,172	325,742	-1,844,258	-174,258	-74,258	75,742
175	6,302,888	301,477	-1,868,523	-198,523	-98,523	51,477
200	5,795,604	277,213	-1,892,787	-222,787	-122,787	27,213
225	5,288,320	252,949	-1,917,051	-247,051	-147,051	2,949
250	4,781,035	228,685	-1,941,315	-271,315	-171,315	-21,315
275	4,273,751	204,420	-1,965,580	-295,580	-195,580	-45,580
300	3,765,284	180,100	-1,989,900	-319,900	-219,900	-69,900
325	3,250,260	155,465	-2,014,535	-344,535	-244,535	-94,535

Maximum CIL rates (per square metre)

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

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	13,114,426	627,284	-1,542,716	127,284	227,284	377,284
20	12,720,705	608,452	-1,561,548	108,452	208,452	358,452
30	12,523,845	599,036	-1,570,964	99,036	199,036	349,036
50	12,130,124	580,204	-1,589,796	80,204	180,204	330,204
70	11,736,404	561,371	-1,608,629	61,371	161,371	311,371
90	11,337,289	542,281	-1,627,719	42,281	142,281	292,281
100	11,137,425	532,721	-1,637,279	32,721	132,721	282,721
125	10,637,765	508,822	-1,661,178	8,822	108,822	258,822
150	10,138,104	484,822	-1,685,078	-15,078	84,822	234,822
175	9,638,444	461,023	-1,708,977	-38,977	61,023	211,023
200	9,138,784	437,123	-1,732,877	-62,877	37,123	187,123
225	8,639,124	413,223	-1,756,777	-86,777	13,223	163,223
250	8,139,464	389,324	-1,780,676	-110,676	-10,676	139,324
275	7,639,594	365,271	-1,804,729	-134,729	-34,729	115,271
300	7,129,309	341,007	-1,828,993	-158,993	-58,993	91,007
325	6,622,025	316,742	-1,853,258	-183,258	-83,258	66,742

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£125	£225	£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	32,692,609	1,563,741	-606,259	1,063,741	1,163,741	1,313,741
20	32,326,193	1,546,215	-623,785	1,046,215	1,146,215	1,296,215
30	32,140,903	1,537,352	-632,648	1,037,352	1,137,352	1,287,352
50	31,770,323	1,519,626	-650,374	1,019,626	1,119,626	1,269,626
70	31,399,743	1,501,901	-668,099	1,001,901	1,101,901	1,251,901
90	31,029,163	1,484,176	-685,824	984,176	1,084,176	1,234,176
100	30,843,873	1,475,313	-694,687	975,313	1,075,313	1,225,313
125	30,380,351	1,453,142	-716,858	953,142	1,053,142	1,203,142
150	29,910,057	1,430,647	-739,353	930,647	1,030,647	1,180,647
175	29,439,764	1,408,152	-761,848	908,152	1,008,152	1,158,152
200	28,964,807	1,385,434	-784,565	885,434	985,434	1,135,434
225	28,487,339	1,362,598	-807,404	862,598	962,598	1,112,598
250	28,009,869	1,339,758	-830,242	839,758	939,758	1,089,758
275	27,532,400	1,316,920	-853,080	816,920	916,920	1,066,920
300	27,054,931	1,294,082	-875,918	794,082	894,082	1,044,082
325	26,577,462	1,271,243	-898,757	771,243	871,243	1,021,243

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	BLV2 value 2 - Urban Open space & other	BLV3 value 3 - Greenfield (higher)	BLV4 value 4 - Greenfield (lower)
£2,170,000	£500,000	£400,000	£250,000

Site type 12

Flats and Houses
No of units 637 units
Density: 25 dph

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

Site area	33.97 ha
Net to gross	75%

Growth	
Sales	0%
Build	0%

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	4,984,389	146,715	-2,023,285	-353,285	-253,285	-103,285
20	4,305,244	126,724	-2,043,276	-373,276	-273,276	-123,276
30	3,965,672	116,729	-2,053,271	-383,271	-283,271	-133,271
50	3,286,527	96,738	-2,073,262	-403,262	-303,262	-153,262
70	2,607,383	76,748	-2,093,252	-423,252	-323,252	-173,252
90	1,922,200	56,750	-2,113,240	-443,240	-343,240	-193,240
100	1,577,446	46,432	-2,123,568	-453,568	-353,568	-203,568
125	715,563	21,062	-2,148,938	-478,938	-378,938	-228,938
150	-148,554	-4,373	-2,174,373	-504,373	-404,373	-254,373
175	-1,023,599	-30,129	-2,200,129	-530,129	-430,129	-280,129
200	-1,898,624	-55,886	-2,225,886	-555,886	-455,886	-305,886
225	-2,780,163	-81,834	-2,251,834	-581,834	-481,834	-331,834
250	-3,668,550	-107,983	-2,277,983	-607,983	-507,983	-357,983
275	-4,556,936	-134,133	-2,304,133	-634,133	-534,133	-384,133
300	-5,445,322	-160,282	-2,330,282	-660,282	-560,282	-410,282
325	-6,333,708	-186,432	-2,356,432	-686,432	-586,432	-436,432

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	8,889,064	261,648	-1,908,352	-238,352	-138,352	11,648
20	8,220,125	241,958	-1,928,042	-258,042	-158,042	-8,042
30	7,885,657	232,113	-1,937,887	-267,887	-167,887	-17,887
50	7,216,719	212,423	-1,957,577	-287,577	-187,577	-37,577
70	6,537,950	192,444	-1,977,556	-307,556	-207,556	-57,556
90	5,858,805	172,453	-1,997,547	-327,547	-227,547	-77,547
100	5,519,233	162,458	-2,007,542	-337,542	-237,542	-87,542
125	4,670,303	137,470	-2,032,530	-362,530	-262,530	-112,530
150	3,821,372	112,482	-2,057,518	-387,518	-287,518	-137,518
175	2,972,442	87,493	-2,082,507	-412,507	-312,507	-162,507
200	2,119,269	62,380	-2,107,620	-437,620	-337,620	-187,620
225	1,257,385	37,011	-2,132,989	-462,989	-362,989	-212,989
250	395,502	11,642	-2,158,358	-488,358	-388,358	-238,358
275	-473,499	-13,937	-2,183,937	-513,937	-413,937	-263,937
300	-1,348,533	-39,694	-2,209,694	-539,694	-439,694	-289,694
325	-2,223,568	-65,450	-2,235,450	-565,450	-465,450	-315,450

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£0

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	12,658,802	372,610	-1,797,390	-127,390	-27,390	122,610
20	11,994,284	353,050	-1,816,950	-146,950	-46,950	103,050
30	11,659,815	343,205	-1,826,795	-156,795	-56,795	93,205
50	10,990,878	323,515	-1,846,485	-176,485	-76,485	73,515
70	10,321,939	303,825	-1,866,175	-196,175	-96,175	53,825
90	9,653,002	284,135	-1,885,865	-215,865	-115,865	34,135
100	9,318,532	274,290	-1,895,710	-225,710	-125,710	24,290
125	8,482,360	249,677	-1,920,323	-250,323	-150,323	-323
150	7,646,188	225,064	-1,944,936	-274,936	-174,936	-24,936
175	6,800,646	200,176	-1,969,824	-299,824	-199,824	-49,824
200	5,951,716	175,188	-1,994,812	-324,812	-224,812	-74,812
225	5,102,785	150,200	-2,019,800	-349,800	-249,800	-99,800
250	4,253,854	125,212	-2,044,788	-374,788	-274,788	-124,788
275	3,404,923	100,223	-2,069,777	-399,777	-299,777	-149,777
300	2,555,992	75,235	-2,094,765	-424,765	-324,765	-174,765
325	1,695,285	49,900	-2,120,100	-450,100	-350,100	-200,100

Maximum CIL rates (per square metre)

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

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	17,764,651	522,900	-1,647,100	22,900	122,900	272,900
20	17,105,766	503,506	-1,666,494	3,506	103,506	253,506
30	16,776,324	493,809	-1,676,191	-8,191	93,809	243,809
50	16,117,439	474,414	-1,695,595	-25,595	74,414	224,414
70	15,458,555	455,020	-1,714,980	-44,980	55,020	205,020
90	14,799,671	435,626	-1,734,374	-64,374	35,626	185,626
100	14,470,228	425,929	-1,744,071	-74,071	25,929	175,929
125	13,646,623	401,686	-1,768,314	-98,314	1,686	151,686
150	12,822,079	377,416	-1,792,584	-122,584	-22,584	127,416
175	11,985,906	352,803	-1,817,197	-147,197	-47,197	102,803
200	11,149,733	328,191	-1,841,809	-171,809	-71,809	78,191
225	10,313,561	303,578	-1,866,422	-196,422	-96,422	53,578
250	9,477,389	278,966	-1,891,034	-221,034	-121,034	28,966
275	8,641,217	254,353	-1,915,647	-245,647	-145,647	4,353
300	7,805,044	229,740	-1,940,260	-270,260	-170,260	-20,260
325	6,957,207	204,784	-1,965,216	-295,216	-195,216	-45,216

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£20	£125	£275

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	46,991,362	1,383,184	-786,816	883,184	983,184	1,133,184
20	46,416,424	1,366,261	-803,739	866,261	966,261	1,116,261
30	46,128,955	1,357,799	-812,201	857,799	957,799	1,107,799
50	45,554,018	1,340,876	-829,124	840,876	940,876	1,090,876
70	44,979,081	1,323,953	-846,047	823,953	923,953	1,073,953
90	44,404,143	1,307,029	-862,971	807,029	907,029	1,057,029
100	44,113,997	1,298,489	-871,511	798,489	898,489	1,048,489
125	43,384,360	1,277,012	-892,988	777,012	877,012	1,027,012
150	42,654,723	1,255,535	-914,465	755,535	855,535	1,005,535
175	41,925,085	1,234,059	-935,941	734,059	834,059	984,059
200	41,191,929	1,212,478	-957,522	712,478	812,478	962,478
225	40,451,159	1,190,674	-979,326	690,674	790,674	940,674
250	39,710,389	1,168,869	-1,001,131	668,869	768,869	918,869
275	38,969,618	1,147,065	-1,022,935	647,065	747,065	897,065
300	38,223,796	1,125,112	-1,044,888	625,112	725,112	875,112
325	37,471,723	1,102,975	-1,067,025	602,975	702,975	852,975

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/Warhos	BLV2 value 2 - Urban Openpace & other	BLV3 value 3 - Greenfield (higher)	BLV4 value 4 - Greenfield (lower)
£2,170,000	£500,000	£400,000	£250,000

Site type 13

Flats and Houses
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	0%
Build	0%

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	10,747,871	205,635	-1,964,365	-294,365	-194,365	-44,365
20	9,851,776	188,491	-1,981,509	-311,509	-211,509	-61,509
30	9,400,074	179,848	-1,990,152	-320,152	-220,152	-70,152
50	8,496,667	162,564	-2,007,436	-337,436	-237,436	-87,436
70	7,579,709	145,020	-2,024,980	-354,980	-254,980	-104,980
90	6,662,034	127,462	-2,042,538	-372,538	-272,538	-122,538
100	6,196,441	118,554	-2,051,446	-381,446	-281,446	-131,446
125	5,032,461	96,284	-2,073,716	-403,716	-303,716	-153,716
150	3,852,632	73,711	-2,096,289	-426,289	-326,289	-176,289
175	2,664,039	50,970	-2,119,030	-449,030	-349,030	-199,030
200	1,464,267	28,015	-2,141,985	-471,985	-371,985	-221,985
225	248,195	4,749	-2,165,251	-495,251	-395,251	-245,251
250	-992,666	-18,992	-2,188,992	-518,992	-418,992	-268,992
275	-2,248,657	-43,023	-2,213,023	-543,023	-443,023	-293,023
300	-3,542,368	-67,775	-2,237,775	-567,775	-467,775	-317,775
325	-4,836,509	-92,535	-2,262,535	-592,535	-492,535	-342,535

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	15,967,646	305,503	-1,864,497	-194,497	-94,497	55,503
20	15,095,315	288,813	-1,881,187	-211,187	-111,187	38,813
30	14,657,088	280,429	-1,889,571	-219,571	-119,571	30,429
50	13,780,633	263,660	-1,906,340	-236,340	-136,340	13,660
70	12,891,800	246,654	-1,923,346	-253,346	-153,346	-3,346
90	12,001,972	229,630	-1,940,370	-270,370	-170,370	-20,370
100	11,554,365	221,066	-1,948,934	-278,934	-178,934	-28,934
125	10,425,108	199,460	-1,970,540	-300,540	-200,540	-50,540
150	9,288,897	177,721	-1,992,279	-322,279	-222,279	-72,279
175	8,142,410	155,786	-2,014,214	-344,214	-244,214	-94,214
200	6,984,116	133,625	-2,036,375	-366,375	-266,375	-116,375
225	5,820,135	111,355	-2,058,645	-389,645	-289,645	-138,645
250	4,638,887	88,754	-2,081,246	-411,246	-311,246	-161,246
275	3,451,826	66,043	-2,103,957	-433,957	-333,957	-183,957
300	2,252,053	43,088	-2,126,912	-456,912	-356,912	-206,912
325	1,040,506	19,908	-2,150,092	-480,092	-380,092	-230,092

Maximum CIL rates (per square metre)

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

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	20,971,749	401,245	-1,788,755	-98,755	1,245	151,245
20	20,121,440	384,977	-1,785,023	-115,023	-15,023	134,977
30	19,696,286	376,842	-1,793,158	-123,158	-23,158	126,842
50	18,833,159	360,328	-1,809,672	-139,672	-39,672	110,328
70	17,969,876	343,811	-1,826,189	-156,189	-56,189	93,811
90	17,100,377	327,176	-1,842,824	-172,824	-72,824	77,176
100	16,662,150	318,791	-1,851,209	-181,209	-81,209	68,791
125	15,566,581	297,630	-1,872,170	-202,170	-102,170	47,630
150	14,457,724	276,615	-1,893,385	-223,385	-123,385	26,615
175	13,345,438	255,334	-1,914,666	-244,666	-144,666	5,334
200	12,218,862	233,779	-1,936,221	-266,221	-166,221	-16,221
225	11,089,605	212,174	-1,957,826	-287,826	-187,826	-37,826
250	9,944,520	190,265	-1,979,735	-309,735	-209,735	-59,735
275	8,797,612	168,322	-2,001,678	-331,678	-231,678	-81,678
300	7,633,632	146,052	-2,023,948	-353,948	-253,948	-103,948
325	6,466,846	123,728	-2,046,272	-376,272	-276,272	-126,272

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£0	£175

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	27,742,072	530,779	-1,639,221	30,779	130,779	280,779
20	26,908,780	514,836	-1,655,164	14,836	114,836	264,836
30	26,498,653	506,798	-1,663,202	6,798	106,798	256,798
50	25,646,401	490,722	-1,679,278	-9,278	90,722	240,722
70	24,808,149	474,646	-1,695,354	-25,354	74,646	224,646
90	23,966,816	458,549	-1,711,451	-41,451	58,549	208,549
100	23,541,662	450,414	-1,719,586	-49,586	50,414	200,414
125	22,478,776	430,079	-1,739,921	-69,921	30,079	180,079
150	21,400,541	409,449	-1,760,551	-90,551	9,449	159,449
175	20,321,438	388,803	-1,781,197	-111,197	-11,197	138,803
200	19,230,931	367,939	-1,802,061	-132,061	-32,061	117,939
225	18,135,362	346,978	-1,823,022	-153,022	-53,022	96,978
250	17,031,893	325,865	-1,844,135	-174,135	-74,135	75,865
275	15,919,608	304,584	-1,865,416	-195,416	-95,416	54,584
300	14,802,469	283,211	-1,886,789	-216,789	-116,789	33,211
325	13,673,212	261,605	-1,908,395	-238,395	-138,395	11,605

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£30	£150	£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	68,202,421	1,304,893	-965,107	804,893	904,893	1,054,893
20	67,419,279	1,289,910	-880,090	789,910	889,910	1,039,910
30	67,023,184	1,282,331	-887,669	782,331	882,331	1,032,331
50	66,230,995	1,267,175	-902,825	767,175	867,175	1,017,175
70	65,438,806	1,252,018	-917,982	752,018	852,018	1,002,018
90	64,646,616	1,236,861	-933,139	736,861	836,861	986,861
100	64,250,522	1,229,283	-940,717	729,283	829,283	979,283
125	63,260,285	1,210,337	-959,663	710,337	810,337	960,337
150	62,270,049	1,191,391	-978,609	691,391	791,391	941,391
175	61,268,959	1,172,238	-997,762	672,238	772,238	922,238
200	60,267,067	1,153,069	-1,016,931	653,069	753,069	903,069
225	59,265,176	1,133,900	-1,036,100	633,900	733,900	883,900
250	58,263,285	1,114,731	-1,055,269	614,731	714,731	864,731
275	57,261,394	1,095,562	-1,074,438	595,562	695,562	845,562
300	56,259,465	1,076,228	-1,093,772	576,228	676,228	826,228
325	55,237,141	1,056,833	-1,113,167	556,833	656,833	806,833

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 CIL.

	AH %	Social Rent	Aff Rented	Sh Owrsph
Affordable Housing	25%	51%	49%	0%

Growth	Sales	0%	Build costs	0%
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Site type T1 - 1 House

	BLV1	BLV2	BLV3	BLV4
1- South Hatfield	#N/A	175	225	300
2- Hatfield and Birchwood	#N/A	300	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

	BLV1	BLV2	BLV3	BLV4
1- South Hatfield	#N/A	250	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	30	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	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 Digswell	30	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.

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	175	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	#N/A	#N/A	#N/A	0

Site type T6 - 50 Houses

	BLV1	BLV2	BLV3	BLV4
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



Community Infrastructure Levy Viability Welwyn Hatfield BC Results summary

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

Site type T7 - 70 Houses

	BLV1	BLV2	BLV3	BLV4
1- South Hatfield	#N/A	100	175	250
2- Hatfield and Birchwood	#N/A	225	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 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	0	20	50

Site type T9 - 160 Houses

	BLV1	BLV2	BLV3	BLV4
1- South Hatfield	#N/A	150	200	250
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 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
Affordable Housing	25%	51%	49%	0%

Growth	Sales	0%	Build costs	0%
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Site type **T10- 200 Flats and Houses**

	BLV1	BLV2	BLV3	BLV4
1- South Hatfield	#N/A	50	100	150
2- Hatfield and Birchwood	#N/A	200	225	300
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, Eilenbrook, 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 **T11 - 400 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	50	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, Eilenbrook, 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 Digswell	#N/A	250	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	0
2- Hatfield and Birchwood	#N/A	#N/A	#N/A	100
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, Eilenbrook, rural area to south west of Welwyn Garden City and north west of Hatfield, Welham Green and Woolmer Green	#N/A	#N/A	70	225
4- Welwyn, Oaklands, Mardley Heath and Digswell	#N/A	125	225	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	50
2- Hatfield and Birchwood	#N/A	#N/A	0	150
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, Eilenbrook, rural area to south west of Welwyn Garden City and north west of Hatfield, Welham Green and Woolmer Green	#N/A	0	100	275
4- Welwyn, Oaklands, Mardley Heath and Digswell	#N/A	150	275	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 2 - Urban Openspace & other new backlands	Benchmark land value 3 - Greenfield (higher)	Benchmark land value 4 - Greenfield (lower)
Benchmark land value 1 - Industrial £2,170,000	£500,000	£400,000	£250,000

Site type 1

House
No of units 1 units
Density: 25 dph

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

Site area	0.0400 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

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	32,913	822,835	-1,347,165	322,835	422,835	572,835
20	31,492	787,309	-1,382,691	287,309	387,309	537,309
30	30,782	769,558	-1,400,442	269,558	369,558	519,558
50	29,362	734,057	-1,435,943	234,057	334,057	484,057
70	27,941	698,531	-1,471,469	198,531	298,531	448,531
90	26,521	663,031	-1,506,969	163,031	263,031	413,031
100	25,811	645,280	-1,524,720	145,280	245,280	395,280
125	24,035	600,879	-1,569,121	100,879	200,879	350,879
150	22,260	556,503	-1,613,497	56,503	156,503	306,503
175	20,484	512,102	-1,657,898	12,102	112,102	262,102
200	18,709	467,726	-1,702,274	-32,274	67,726	217,726
225	16,934	423,349	-1,746,651	-76,651	23,349	173,349
250	15,158	378,948	-1,791,052	-121,052	-21,052	128,948
275	13,383	334,572	-1,835,428	-165,428	-65,428	84,572
300	11,607	290,171	-1,879,829	-209,829	-109,829	40,171
325	9,832	245,795	-1,924,205	-254,205	-154,205	-4,205

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£175	£225	£300

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	£42,010	1,050,249	-1,119,751	550,249	650,249	800,249
20	40,590	1,014,748	-1,155,252	514,748	614,748	764,748
30	39,879	996,973	-1,173,027	496,973	596,973	746,973
50	38,459	961,472	-1,208,528	461,472	561,472	711,472
70	37,039	925,971	-1,244,029	425,971	525,971	675,971
90	35,618	890,445	-1,279,555	390,445	490,445	640,445
100	34,908	872,695	-1,297,305	372,695	472,695	622,695
125	33,133	828,318	-1,341,682	328,318	428,318	578,318
150	31,357	783,917	-1,386,083	283,917	383,917	533,917
175	29,582	739,541	-1,430,459	239,541	339,541	489,541
200	27,806	695,140	-1,474,860	195,140	295,140	445,140
225	26,031	650,764	-1,519,236	150,764	250,764	400,764
250	24,255	606,363	-1,563,637	106,363	206,363	356,363
275	22,479	561,987	-1,608,013	61,987	161,987	311,987
300	20,703	517,586	-1,652,414	17,586	117,586	267,586
325	18,928	473,209	-1,696,791	-26,791	73,209	223,209

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£300	£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	50,922	1,273,046	-896,954	773,046	873,046	1,023,046
20	49,501	1,237,521	-932,479	737,521	837,521	987,521
30	48,791	1,219,770	-950,230	719,770	819,770	969,770
50	47,371	1,184,269	-985,731	684,269	784,269	934,269
70	45,950	1,148,743	-1,021,257	648,743	748,743	898,743
90	44,530	1,113,242	-1,056,758	613,242	713,242	863,242
100	43,820	1,095,492	-1,074,508	595,492	695,492	845,492
125	42,044	1,051,091	-1,118,909	551,091	651,091	801,091
150	40,269	1,006,715	-1,163,285	506,715	606,715	756,715
175	38,493	962,314	-1,207,686	462,314	562,314	712,314
200	36,717	917,937	-1,252,063	417,937	517,937	667,937
225	34,942	873,561	-1,296,439	373,561	473,561	623,561
250	33,166	829,160	-1,340,840	329,160	429,160	579,160
275	31,391	784,784	-1,385,216	284,784	384,784	534,784
300	29,615	740,383	-1,429,617	240,383	340,383	490,383
325	27,840	696,007	-1,473,993	196,007	296,007	446,007

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	63,067	1,576,680	-593,320	1,076,680	1,176,680	1,326,680
20	61,647	1,541,179	-628,821	1,041,179	1,141,179	1,291,179
30	60,937	1,523,428	-646,572	1,023,428	1,123,428	1,273,428
50	59,517	1,487,927	-682,073	987,927	1,087,927	1,237,927
70	58,096	1,452,402	-717,598	952,402	1,052,402	1,202,402
90	56,676	1,416,901	-753,099	916,901	1,016,901	1,166,901
100	55,966	1,399,150	-770,850	899,150	999,150	1,149,150
125	54,190	1,354,749	-815,251	854,749	954,749	1,104,749
150	52,415	1,310,373	-859,627	810,373	910,373	1,060,373
175	50,639	1,265,972	-904,028	765,972	865,972	1,015,972
200	48,864	1,221,596	-948,404	721,596	821,596	971,596
225	47,088	1,177,195	-992,805	677,195	777,195	927,195
250	45,313	1,132,818	-1,037,182	632,818	732,818	882,818
275	43,537	1,088,417	-1,081,583	588,417	688,417	838,417
300	41,762	1,044,041	-1,125,959	544,041	644,041	794,041
325	39,987	999,665	-1,170,335	499,665	599,665	749,665

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	138,369	3,459,235	1,289,235	2,959,235	3,059,235	3,209,235
20	136,949	3,423,734	1,253,734	2,923,734	3,023,734	3,173,734
30	136,239	3,405,984	1,235,984	2,905,984	3,005,984	3,155,984
50	134,818	3,370,458	1,200,458	2,870,458	2,970,458	3,120,458
70	133,399	3,334,957	1,164,957	2,834,957	2,934,957	3,084,957
90	131,978	3,299,456	1,129,456	2,799,456	2,899,456	3,049,456
100	131,268	3,281,705	1,111,705	2,781,705	2,881,705	3,031,705
125	129,492	3,237,304	1,067,304	2,737,304	2,837,304	2,987,304
150	127,717	3,192,928	1,022,928	2,692,928	2,792,928	2,942,928
175	125,941	3,148,527	978,527	2,648,527	2,748,527	2,898,527
200	124,166	3,104,151	934,151	2,604,151	2,704,151	2,854,151
225	122,390	3,059,750	889,750	2,559,750	2,659,750	2,809,750
250	120,615	3,015,374	845,374	2,515,374	2,615,374	2,765,374
275	118,839	2,970,973	800,973	2,470,973	2,570,973	2,720,973
300	117,064	2,926,596	756,596	2,426,596	2,526,596	2,676,596
325	115,288	2,882,195	712,195	2,382,195	2,482,195	2,632,195

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

Site area	0.13 ha
Net to gross	100%

Growth	0%
Sales	0%
Build	0%

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	144,684	1,157,475	-1,012,525	657,475	757,475	907,475
20	138,222	1,105,780	-1,064,220	605,780	705,780	855,780
30	134,992	1,079,936	-1,090,064	579,936	679,936	829,936
50	128,530	1,028,241	-1,141,759	528,241	628,241	778,241
70	122,069	976,554	-1,193,446	476,554	576,554	726,554
90	115,607	924,859	-1,245,141	424,859	524,859	674,859
100	112,377	899,016	-1,270,984	399,016	499,016	649,016
125	104,300	834,399	-1,335,601	334,399	434,399	584,399
150	96,223	769,783	-1,400,217	269,783	369,783	519,783
175	88,147	705,174	-1,464,826	205,174	305,174	455,174
200	80,070	640,557	-1,529,443	140,557	240,557	390,557
225	71,993	575,940	-1,594,060	75,940	175,940	325,940
250	63,916	511,332	-1,658,668	11,332	111,332	261,332
275	55,839	446,715	-1,723,285	-53,285	46,715	196,715
300	47,762	382,098	-1,787,902	-117,902	-17,902	132,098
325	39,685	317,482	-1,852,518	-182,518	-82,518	67,482

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£250	£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	186,065	1,488,523	-681,477	988,523	1,088,523	1,238,523
20	179,605	1,436,836	-733,164	936,836	1,036,836	1,186,836
30	176,374	1,410,993	-759,007	910,993	1,010,993	1,160,993
50	169,912	1,359,298	-810,702	859,298	959,298	1,109,298
70	163,450	1,307,603	-862,397	807,603	907,603	1,057,603
90	156,990	1,255,916	-914,084	755,916	855,916	1,005,916
100	153,759	1,230,073	-939,927	730,073	830,073	980,073
125	145,682	1,165,456	-1,004,544	665,456	765,456	915,456
150	137,605	1,100,839	-1,069,161	600,839	700,839	850,839
175	129,528	1,036,222	-1,133,778	536,222	636,222	786,222
200	121,452	971,614	-1,198,396	471,614	571,614	721,614
225	113,375	906,997	-1,263,003	406,997	506,997	656,997
250	105,298	842,380	-1,327,620	342,380	442,380	592,380
275	97,221	777,772	-1,392,228	277,772	377,772	527,772
300	89,144	713,155	-1,456,845	213,155	313,155	463,155
325	81,067	648,538	-1,521,462	148,538	248,538	398,538

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	226,606	1,812,845	-357,155	1,312,845	1,412,845	1,562,845
20	220,144	1,761,150	-408,850	1,261,150	1,361,150	1,511,150
30	216,913	1,735,307	-434,693	1,235,307	1,335,307	1,485,307
50	210,451	1,683,612	-486,388	1,183,612	1,283,612	1,433,612
70	203,991	1,631,925	-538,075	1,131,925	1,231,925	1,381,925
90	197,529	1,580,230	-589,770	1,080,230	1,180,230	1,330,230
100	194,298	1,554,386	-615,614	1,054,386	1,154,386	1,304,386
125	186,221	1,489,770	-680,230	989,770	1,089,770	1,239,770
150	178,144	1,425,153	-744,847	925,153	1,025,153	1,175,153
175	170,068	1,360,544	-809,456	860,544	960,544	1,110,544
200	161,991	1,295,928	-874,072	795,928	895,928	1,045,928
225	153,914	1,231,311	-938,689	731,311	831,311	981,311
250	145,838	1,166,702	-1,003,298	666,702	766,702	916,702
275	137,761	1,102,086	-1,067,914	602,086	702,086	852,086
300	129,684	1,037,469	-1,132,531	537,469	637,469	787,469
325	121,607	972,852	-1,197,148	472,852	572,852	722,852

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	281,858	2,254,864	84,864	1,754,864	1,854,864	2,004,864
20	275,397	2,203,177	33,177	1,703,177	1,803,177	1,953,177
30	272,166	2,177,325	7,325	1,677,325	1,777,325	1,927,325
50	265,705	2,125,639	-44,361	1,625,639	1,725,639	1,875,639
70	259,243	2,073,944	-96,056	1,573,944	1,673,944	1,823,944
90	252,782	2,022,257	-147,743	1,522,257	1,622,257	1,772,257
100	249,551	1,996,405	-173,595	1,496,405	1,596,405	1,746,405
125	241,475	1,931,796	-238,204	1,431,796	1,531,796	1,681,796
150	233,397	1,867,180	-302,820	1,367,180	1,467,180	1,617,180
175	225,320	1,802,563	-367,437	1,302,563	1,402,563	1,552,563
200	217,244	1,737,954	-432,046	1,237,954	1,337,954	1,487,954
225	209,167	1,673,338	-496,662	1,173,338	1,273,338	1,423,338
250	201,090	1,608,721	-561,279	1,108,721	1,208,721	1,358,721
275	193,013	1,544,104	-625,896	1,044,104	1,144,104	1,294,104
300	184,937	1,479,496	-690,504	979,496	1,079,496	1,229,496
325	176,860	1,414,879	-755,121	914,879	1,014,879	1,164,879

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£30	£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	624,409	4,995,268	2,825,268	4,495,268	4,595,268	4,745,268
20	617,948	4,943,581	2,773,581	4,443,581	4,543,581	4,693,581
30	614,716	4,917,730	2,747,730	4,417,730	4,517,730	4,667,730
50	608,255	4,866,043	2,696,043	4,366,043	4,466,043	4,616,043
70	601,793	4,814,348	2,644,348	4,314,348	4,414,348	4,564,348
90	595,333	4,762,661	2,592,661	4,262,661	4,362,661	4,512,661
100	592,101	4,736,809	2,566,809	4,236,809	4,336,809	4,486,809
125	584,025	4,672,201	2,502,201	4,172,201	4,272,201	4,422,201
150	575,948	4,607,584	2,437,584	4,107,584	4,207,584	4,357,584
175	567,871	4,542,967	2,372,967	4,042,967	4,142,967	4,292,967
200	559,795	4,478,359	2,308,359	3,978,359	4,078,359	4,228,359
225	551,718	4,413,742	2,243,742	3,913,742	4,013,742	4,163,742
250	543,641	4,349,125	2,179,125	3,849,125	3,949,125	4,099,125
275	535,565	4,284,517	2,114,517	3,784,517	3,884,517	4,034,517
300	527,487	4,219,900	2,049,900	3,719,900	3,819,900	3,969,900
325	519,410	4,155,283	1,985,283	3,655,283	3,755,283	3,905,283

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

Site area	0.25 ha
Net to gross	100%

Growth	0%
Sales	0%
Build	0%

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	299,848	1,199,394	-970,606	699,394	799,394	949,394
20	287,131	1,148,526	-1,021,474	648,526	748,526	898,526
30	280,773	1,123,094	-1,046,906	623,094	723,094	873,094
50	268,057	1,072,230	-1,097,770	572,230	672,230	822,230
70	255,341	1,021,366	-1,148,634	521,366	621,366	771,366
90	242,625	970,501	-1,199,499	470,501	570,501	720,501
100	236,267	945,069	-1,224,931	445,069	545,069	695,069
125	220,371	881,485	-1,288,515	381,485	481,485	631,485
150	204,476	817,905	-1,352,095	317,905	417,905	567,905
175	188,581	754,325	-1,415,675	254,325	354,325	504,325
200	172,686	690,745	-1,479,255	190,745	290,745	440,745
225	156,790	627,161	-1,542,839	127,161	227,161	377,161
250	140,895	563,581	-1,606,419	63,581	163,581	313,581
275	125,000	500,001	-1,669,999	1	100,001	250,001
300	109,105	436,420	-1,733,580	-63,580	36,420	186,420
325	93,209	372,836	-1,797,164	-127,164	-27,164	122,836

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	381,258	1,525,031	-644,969	1,025,031	1,125,031	1,275,031
20	368,542	1,474,167	-695,833	974,167	1,074,167	1,224,167
30	362,184	1,448,735	-721,265	948,735	1,048,735	1,198,735
50	348,467	1,397,867	-772,133	897,867	997,867	1,147,867
70	336,751	1,347,003	-822,997	847,003	947,003	1,097,003
90	324,035	1,296,139	-873,861	796,139	896,139	1,046,139
100	317,677	1,270,706	-899,294	770,706	870,706	1,020,706
125	301,782	1,207,126	-962,874	707,126	807,126	957,126
150	285,886	1,143,542	-1,026,458	643,542	743,542	893,542
175	269,991	1,079,962	-1,090,038	579,962	679,962	829,962
200	254,095	1,016,382	-1,153,618	516,382	616,382	766,382
225	238,200	952,802	-1,217,198	452,802	552,802	702,802
250	222,304	889,218	-1,280,782	389,218	489,218	639,218
275	206,409	825,638	-1,344,362	325,638	425,638	575,638
300	190,514	762,057	-1,407,943	262,057	362,057	512,057
325	174,619	698,477	-1,471,523	198,477	298,477	448,477

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	461,021	1,844,083	-325,917	1,344,083	1,444,083	1,594,083
20	448,305	1,793,219	-376,781	1,293,219	1,393,219	1,543,219
30	441,947	1,767,787	-402,213	1,267,787	1,367,787	1,517,787
50	429,231	1,716,923	-453,077	1,216,923	1,316,923	1,466,923
70	416,515	1,666,059	-503,942	1,166,059	1,266,059	1,416,059
90	403,798	1,615,190	-554,810	1,115,190	1,215,190	1,365,190
100	397,440	1,589,758	-580,242	1,089,758	1,189,758	1,339,758
125	381,545	1,526,178	-643,822	1,026,178	1,126,178	1,276,178
150	365,650	1,462,598	-707,402	962,598	1,062,598	1,212,598
175	349,753	1,399,014	-770,986	899,014	999,014	1,149,014
200	333,858	1,335,434	-834,566	835,434	935,434	1,085,434
225	317,963	1,271,854	-898,146	771,854	871,854	1,021,854
250	302,068	1,208,274	-961,726	708,274	808,274	958,274
275	286,172	1,144,689	-1,025,311	644,689	744,689	894,689
300	270,277	1,081,109	-1,088,891	581,109	681,109	831,109
325	254,382	1,017,529	-1,152,471	517,529	617,529	767,529

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	569,718	2,278,874	108,874	1,778,874	1,878,874	2,028,874
20	557,001	2,228,005	58,005	1,728,005	1,828,005	1,978,005
30	550,643	2,202,573	32,573	1,702,573	1,802,573	1,952,573
50	537,927	2,151,709	-18,291	1,651,709	1,751,709	1,901,709
70	525,211	2,100,845	-69,155	1,600,845	1,700,845	1,850,845
90	512,495	2,049,981	-120,019	1,549,981	1,649,981	1,799,981
100	506,137	2,024,549	-145,451	1,524,549	1,624,549	1,774,549
125	490,241	1,960,965	-209,035	1,460,965	1,560,965	1,710,965
150	474,346	1,897,385	-272,615	1,397,385	1,497,385	1,647,385
175	458,451	1,833,805	-336,195	1,333,805	1,433,805	1,583,805
200	442,556	1,770,225	-399,775	1,270,225	1,370,225	1,520,225
225	426,660	1,706,640	-463,360	1,206,640	1,306,640	1,456,640
250	410,765	1,643,060	-526,940	1,143,060	1,243,060	1,393,060
275	394,870	1,579,480	-590,520	1,079,480	1,179,480	1,329,480
300	378,974	1,515,896	-654,104	1,015,896	1,115,896	1,265,896
325	363,079	1,452,316	-717,684	952,316	1,052,316	1,202,316

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£30	£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	1,243,820	4,975,280	2,805,280	4,475,280	4,575,280	4,725,280
20	1,231,104	4,924,416	2,754,416	4,424,416	4,524,416	4,674,416
30	1,224,746	4,898,983	2,728,983	4,398,983	4,498,983	4,648,983
50	1,212,030	4,848,119	2,678,119	4,348,119	4,448,119	4,598,119
70	1,199,313	4,797,251	2,627,251	4,297,251	4,397,251	4,547,251
90	1,186,597	4,746,387	2,576,387	4,246,387	4,346,387	4,496,387
100	1,180,239	4,720,955	2,550,955	4,220,955	4,320,955	4,470,955
125	1,164,344	4,667,375	2,487,375	4,157,375	4,257,375	4,407,375
150	1,148,449	4,593,795	2,423,795	4,093,795	4,193,795	4,343,795
175	1,132,553	4,520,211	2,360,211	4,030,211	4,130,211	4,280,211
200	1,116,658	4,466,631	2,296,631	3,966,631	4,066,631	4,216,631
225	1,100,763	4,403,051	2,233,051	3,903,051	4,003,051	4,153,051
250	1,084,868	4,339,470	2,169,470	3,839,470	3,939,470	4,089,470
275	1,068,972	4,275,886	2,105,886	3,775,886	3,875,886	4,025,886
300	1,053,077	4,212,306	2,042,306	3,712,306	3,812,306	3,962,306
325	1,037,182	4,148,726	1,978,726	3,648,726	3,748,726	3,898,726

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 2 - Urban Openspace & other real backlands	Benchmark land value 3 - Greenfield (higher)	Benchmark land value 4 - Greenfield (lower)
Benchmark land value 1 - Industrial £2,170,000	£500,000	£400,000	£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 Ownership	0%

Site area	0.14 ha
Net to gross	100%

Growth	0%
Sales	0%
Build	0%

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	-518,506	-3,715,960	-5,885,960	-4,215,960	-4,115,960	-3,965,960
20	-533,719	-3,824,984	-5,994,984	-4,324,984	-4,224,984	-4,074,984
30	-541,325	-3,879,495	-6,049,495	-4,379,495	-4,279,495	-4,129,495
50	-556,538	-3,968,519	-6,158,519	-4,488,519	-4,388,519	-4,238,519
70	-571,750	-4,067,543	-6,267,543	-4,597,543	-4,497,543	-4,347,543
90	-586,963	-4,206,567	-6,376,567	-4,706,567	-4,606,567	-4,456,567
100	-594,569	-4,261,079	-6,431,079	-4,761,079	-4,661,079	-4,511,079
125	-613,585	-4,397,362	-6,567,362	-4,897,362	-4,797,362	-4,647,362
150	-632,602	-4,533,645	-6,703,645	-5,033,645	-4,933,645	-4,783,645
175	-651,617	-4,669,921	-6,839,921	-5,169,921	-5,069,921	-4,919,921
200	-670,633	-4,806,205	-6,976,205	-5,306,205	-5,206,205	-5,056,205
225	-689,648	-4,942,481	-7,112,481	-5,442,481	-5,342,481	-5,192,481
250	-708,665	-5,078,764	-7,248,764	-5,578,764	-5,478,764	-5,328,764
275	-727,680	-5,215,040	-7,385,040	-5,715,040	-5,615,040	-5,465,040
300	-746,696	-5,351,323	-7,521,323	-5,851,323	-5,751,323	-5,601,323
325	-765,713	-5,487,607	-7,657,607	-5,987,607	-5,887,607	-5,737,607

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	-435,141	-3,118,514	-5,288,514	-3,618,514	-3,518,514	-3,368,514
20	-450,355	-3,227,545	-5,397,545	-3,727,545	-3,627,545	-3,477,545
30	-457,961	-3,282,057	-5,452,057	-3,782,057	-3,682,057	-3,532,057
50	-473,174	-3,391,080	-5,561,080	-3,891,080	-3,791,080	-3,641,080
70	-488,387	-3,500,104	-5,670,104	-4,000,104	-3,900,104	-3,750,104
90	-503,599	-3,609,128	-5,779,128	-4,109,128	-4,009,128	-3,859,128
100	-511,206	-3,663,640	-5,833,640	-4,163,640	-4,063,640	-3,913,640
125	-530,221	-3,799,916	-5,969,916	-4,299,916	-4,199,916	-4,049,916
150	-549,237	-3,936,199	-6,106,199	-4,436,199	-4,336,199	-4,186,199
175	-568,252	-4,072,475	-6,242,475	-4,572,475	-4,472,475	-4,322,475
200	-587,269	-4,208,759	-6,378,759	-4,708,759	-4,608,759	-4,458,759
225	-606,285	-4,345,042	-6,515,042	-4,845,042	-4,745,042	-4,595,042
250	-625,300	-4,481,318	-6,651,318	-4,981,318	-4,881,318	-4,731,318
275	-644,316	-4,617,601	-6,787,601	-5,117,601	-5,017,601	-4,867,601
300	-663,332	-4,753,877	-6,923,877	-5,253,877	-5,153,877	-5,003,877
325	-682,348	-4,890,161	-7,060,161	-5,390,161	-5,290,161	-5,140,161

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	-353,464	-2,533,156	-4,703,156	-3,033,156	-2,933,156	-2,783,156
20	-368,676	-2,642,180	-4,812,180	-3,142,180	-3,042,180	-2,892,180
30	-376,283	-2,696,692	-4,866,692	-3,196,692	-3,096,692	-2,946,692
50	-391,495	-2,805,715	-4,975,715	-3,305,715	-3,205,715	-3,055,715
70	-406,707	-2,914,739	-5,084,739	-3,414,739	-3,314,739	-3,164,739
90	-421,920	-3,023,763	-5,193,763	-3,523,763	-3,423,763	-3,273,763
100	-429,527	-3,078,275	-5,248,275	-3,578,275	-3,478,275	-3,328,275
125	-448,543	-3,214,558	-5,384,558	-3,714,558	-3,614,558	-3,464,558
150	-467,558	-3,350,834	-5,520,834	-3,850,834	-3,750,834	-3,600,834
175	-486,575	-3,487,117	-5,657,117	-3,987,117	-3,887,117	-3,737,117
200	-505,590	-3,623,394	-5,793,394	-4,123,394	-4,023,394	-3,873,394
225	-524,606	-3,759,677	-5,929,677	-4,259,677	-4,159,677	-4,009,677
250	-543,622	-3,895,960	-6,065,960	-4,395,960	-4,295,960	-4,145,960
275	-562,638	-4,032,236	-6,202,236	-4,532,236	-4,432,236	-4,282,236
300	-581,654	-4,168,520	-6,338,520	-4,668,520	-4,568,520	-4,418,520
325	-600,669	-4,304,796	-6,474,796	-4,804,796	-4,704,796	-4,554,796

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	-242,157	-1,735,456	-3,905,456	-2,235,456	-2,135,456	-1,985,456
20	-257,369	-1,844,480	-4,014,480	-2,344,480	-2,244,480	-2,094,480
30	-264,976	-1,898,992	-4,068,992	-2,398,992	-2,298,992	-2,148,992
50	-280,188	-2,008,015	-4,178,015	-2,508,015	-2,408,015	-2,258,015
70	-295,401	-2,117,039	-4,287,039	-2,617,039	-2,517,039	-2,367,039
90	-310,613	-2,226,063	-4,396,063	-2,726,063	-2,626,063	-2,476,063
100	-318,220	-2,280,575	-4,450,575	-2,780,575	-2,680,575	-2,530,575
125	-337,236	-2,416,858	-4,586,858	-2,916,858	-2,816,858	-2,666,858
150	-356,251	-2,553,134	-4,723,134	-3,053,134	-2,953,134	-2,803,134
175	-375,268	-2,689,417	-4,859,417	-3,189,417	-3,089,417	-2,939,417
200	-394,284	-2,825,701	-4,995,701	-3,325,701	-3,225,701	-3,075,701
225	-413,299	-2,961,977	-5,131,977	-3,461,977	-3,361,977	-3,211,977
250	-432,315	-3,098,260	-5,268,260	-3,598,260	-3,498,260	-3,348,260
275	-451,331	-3,234,536	-5,404,536	-3,734,536	-3,634,536	-3,484,536
300	-470,347	-3,370,820	-5,540,820	-3,870,820	-3,770,820	-3,620,820
325	-489,362	-3,507,096	-5,677,096	-4,007,096	-3,907,096	-3,757,096

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	441,396	3,163,338	993,338	2,663,338	2,763,338	2,913,338
20	426,412	3,055,950	885,950	2,555,950	2,655,950	2,805,950
30	418,920	3,002,260	832,260	2,502,260	2,602,260	2,752,260
50	403,936	2,894,873	724,873	2,394,873	2,494,873	2,644,873
70	388,952	2,787,492	617,492	2,287,492	2,387,492	2,537,492
90	373,968	2,680,105	510,105	2,180,105	2,280,105	2,430,105
100	366,475	2,626,407	456,407	2,126,407	2,226,407	2,376,407
125	347,746	2,492,178	322,178	1,992,178	2,092,178	2,242,178
150	328,016	2,357,949	187,949	1,857,949	1,957,949	2,107,949
175	310,286	2,223,719	53,719	1,723,713	1,823,713	1,973,713
200	291,556	2,089,484	-80,516	1,589,484	1,689,484	1,839,484
225	272,825	1,955,248	-214,752	1,455,248	1,555,248	1,705,248
250	254,096	1,821,019	-348,981	1,321,019	1,421,019	1,571,019
275	235,365	1,686,782	-483,218	1,186,782	1,286,782	1,436,782
300	216,635	1,552,553	-617,447	1,052,553	1,152,553	1,302,553
325	197,906	1,418,324	-751,676	918,324	1,018,324	1,168,324

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£175	£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 5

Flats	
No of units	24 units
Density:	120 dph

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

Site area	0.20 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

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	-1,466,144	-7,330.718	-9,500.718	-7,830.718	-7,730.719	-7,580.718
20	-1,491,897	-7,459.487	-9,629.487	-7,959.487	-7,859.487	-7,709.487
30	-1,504,775	-7,523.874	-9,693.874	-8,023.874	-7,923.874	-7,773.874
50	-1,530,529	-7,692.643	-9,822.643	-8,152.643	-8,052.643	-7,902.643
70	-1,556,282	-7,781.412	-9,951.412	-8,281.412	-8,181.412	-8,031.412
90	-1,582,036	-7,910.181	-10,080.181	-8,410.181	-8,310.181	-8,160.181
100	-1,594,913	-7,974.563	-10,144.563	-8,474.563	-8,374.563	-8,224.563
125	-1,627,105	-8,135.523	-10,305.523	-8,635.523	-8,535.523	-8,385.523
150	-1,659,297	-8,296.483	-10,466.483	-8,796.483	-8,696.483	-8,546.483
175	-1,691,490	-8,457.448	-10,627.448	-8,957.448	-8,857.448	-8,707.448
200	-1,723,682	-8,618.408	-10,788.408	-9,118.408	-9,018.408	-8,868.408
225	-1,755,874	-8,779.368	-10,949.368	-9,279.368	-9,179.368	-9,029.368
250	-1,788,066	-8,940.329	-11,110.329	-9,440.329	-9,340.329	-9,190.329
275	-1,820,258	-9,101.289	-11,271.289	-9,601.289	-9,501.289	-9,351.289
300	-1,852,451	-9,262.254	-11,432.254	-9,762.254	-9,662.254	-9,512.254
325	-1,884,643	-9,423.214	-11,593.214	-9,923.214	-9,823.214	-9,673.214

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	-1,334,530	-6,672.650	-8,842.650	-7,172.650	-7,072.650	-6,922.650
20	-1,360,284	-6,801.419	-8,971.419	-7,301.419	-7,201.419	-7,051.419
30	-1,373,160	-6,865.801	-9,035.801	-7,365.801	-7,265.801	-7,115.801
50	-1,398,914	-6,994.570	-9,164.570	-7,494.570	-7,394.570	-7,244.570
70	-1,424,668	-7,123.339	-9,293.339	-7,623.339	-7,523.339	-7,373.339
90	-1,450,422	-7,252.108	-9,422.108	-7,752.108	-7,652.108	-7,502.108
100	-1,463,299	-7,316.495	-9,486.495	-7,816.495	-7,716.495	-7,566.495
125	-1,495,491	-7,477.455	-9,647.455	-7,977.455	-7,877.455	-7,727.455
150	-1,527,683	-7,638.415	-9,808.415	-8,138.415	-8,038.415	-7,888.415
175	-1,559,875	-7,799.375	-9,969.375	-8,299.375	-8,199.375	-8,049.375
200	-1,592,068	-7,960.340	-10,130.340	-8,460.340	-8,360.340	-8,210.340
225	-1,624,260	-8,121.301	-10,291.301	-8,621.301	-8,521.301	-8,371.301
250	-1,656,452	-8,282.261	-10,452.261	-8,782.261	-8,682.261	-8,532.261
275	-1,688,644	-8,443.221	-10,613.221	-8,943.221	-8,843.221	-8,693.221
300	-1,720,836	-8,604.181	-10,774.181	-9,104.181	-9,004.181	-8,854.181
325	-1,753,029	-8,765.146	-10,935.146	-9,265.146	-9,165.146	-9,015.146

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	-1,205,575	-6,027.875	-8,197.875	-6,527.875	-6,427.875	-6,277.875
20	-1,231,329	-6,156.644	-8,326.644	-6,656.644	-6,556.644	-6,406.644
30	-1,244,205	-6,221.026	-8,391.026	-6,721.026	-6,621.026	-6,471.026
50	-1,269,959	-6,349.795	-8,519.795	-6,849.795	-6,749.795	-6,599.795
70	-1,295,713	-6,478.564	-8,648.564	-6,978.564	-6,878.564	-6,728.564
90	-1,321,467	-6,607.333	-8,777.333	-7,107.333	-7,007.333	-6,857.333
100	-1,334,343	-6,671.715	-8,841.715	-7,171.715	-7,071.715	-6,921.715
125	-1,366,536	-6,832.680	-9,002.680	-7,332.680	-7,232.680	-7,082.680
150	-1,398,728	-6,993.640	-9,163.640	-7,493.640	-7,393.640	-7,243.640
175	-1,430,920	-7,154.600	-9,324.600	-7,654.600	-7,554.600	-7,404.600
200	-1,463,112	-7,315.560	-9,485.560	-7,815.560	-7,715.560	-7,565.560
225	-1,495,305	-7,476.525	-9,646.525	-7,976.525	-7,876.525	-7,726.525
250	-1,527,497	-7,637.485	-9,807.485	-8,137.485	-8,037.485	-7,887.485
275	-1,559,689	-7,798.446	-9,968.446	-8,298.446	-8,198.446	-8,048.446
300	-1,591,881	-7,959.406	-10,129.406	-8,459.406	-8,359.406	-8,209.406
325	-1,624,073	-8,120.366	-10,290.366	-8,620.366	-8,520.366	-8,370.366

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	-1,029,846	-5,149.228	-7,319.228	-5,649.228	-5,549.228	-5,399.228
20	-1,055,599	-5,277.997	-7,447.997	-5,777.997	-5,677.997	-5,527.997
30	-1,068,477	-5,342.384	-7,512.384	-5,842.384	-5,742.384	-5,592.384
50	-1,094,230	-5,471.148	-7,641.148	-5,971.148	-5,871.148	-5,721.148
70	-1,119,983	-5,599.917	-7,769.917	-6,099.917	-5,999.917	-5,849.917
90	-1,145,737	-5,728.686	-7,898.686	-6,228.686	-6,128.686	-5,978.686
100	-1,158,615	-5,793.073	-7,963.073	-6,293.073	-6,193.073	-6,043.073
125	-1,190,807	-5,954.033	-8,124.033	-6,454.033	-6,354.033	-6,204.033
150	-1,222,999	-6,114.993	-8,284.993	-6,614.993	-6,514.993	-6,364.993
175	-1,255,192	-6,275.958	-8,445.958	-6,775.958	-6,675.958	-6,525.958
200	-1,287,384	-6,436.918	-8,606.918	-6,936.918	-6,836.918	-6,686.918
225	-1,319,576	-6,597.878	-8,767.878	-7,097.878	-6,997.878	-6,847.878
250	-1,351,768	-6,758.838	-8,928.838	-7,258.838	-7,158.838	-7,008.838
275	-1,383,960	-6,919.799	-9,089.799	-7,419.799	-7,319.799	-7,169.799
300	-1,416,153	-7,080.764	-9,250.764	-7,580.764	-7,480.764	-7,330.764
325	-1,448,345	-7,241.724	-9,411.724	-7,741.724	-7,641.724	-7,491.724

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	59,120	295.602	-1,874.398	-204.398	-104.398	45.602
20	33,753	168.764	-2,001.236	-331.236	-231.236	-81.236
30	21,070	105.350	-2,064.650	-394.650	-294.650	-144.650
50	-4,363	-21.814	-2,191.814	-521.814	-421.814	-271.814
70	-30,117	-150.583	-2,320.583	-650.583	-550.583	-400.583
90	-55,870	-279.352	-2,449.352	-779.352	-679.352	-529.352
100	-68,747	-343.734	-2,513.734	-843.734	-743.734	-593.734
125	-100,939	-504.695	-2,674.695	-1,004.695	-904.695	-754.695
150	-133,132	-665.660	-2,835.660	-1,165.660	-1,065.660	-915.660
175	-165,324	-826.620	-2,996.620	-1,326.620	-1,226.620	-1,076.620
200	-197,516	-987.580	-3,157.580	-1,487.580	-1,387.580	-1,237.580
225	-229,708	-1,148.540	-3,318.540	-1,648.540	-1,548.540	-1,398.540
250	-261,900	-1,309.500	-3,479.500	-1,809.500	-1,709.500	-1,559.500
275	-294,093	-1,470.465	-3,640.465	-1,970.465	-1,870.465	-1,720.465
300	-326,286	-1,631.425	-3,801.425	-2,131.425	-2,031.425	-1,881.425
325	-358,477	-1,792.385	-3,962.385	-2,292.385	-2,192.385	-2,042.385

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 Openspace & other less 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%
% Social Rented	51%
% Aff Rent	49%
% Shrd Ownership	0%

Site area	1.79 ha
Net to gross	70%

Growth	0%
Sales	0%
Build	0%

1- South Hatfield**Private values** £4844 ps/m

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	1,565,390	876,618	-1,293,382	376,618	476,618	626,618
20	1,511,867	846,645	-1,323,355	346,645	446,645	596,645
30	1,485,106	831,659	-1,338,341	331,659	431,659	581,659
50	1,431,583	801,686	-1,368,314	301,686	401,686	551,686
70	1,378,060	771,714	-1,398,286	271,714	371,714	521,714
90	1,324,537	741,741	-1,428,259	241,741	341,741	491,741
100	1,297,776	726,755	-1,443,245	226,755	326,755	476,755
125	1,230,872	689,288	-1,480,712	189,288	289,288	439,288
150	1,163,968	651,822	-1,518,178	151,822	251,822	401,822
175	1,097,065	614,357	-1,555,643	114,357	214,357	364,357
200	1,030,162	576,890	-1,593,110	76,890	176,890	326,890
225	963,258	539,424	-1,630,576	39,424	139,424	289,424
250	896,355	501,959	-1,668,041	1,959	101,959	251,959
275	829,451	464,493	-1,705,507	-35,507	64,493	214,493
300	762,547	427,026	-1,742,974	-72,974	27,026	177,026
325	695,644	389,561	-1,780,439	-110,439	-10,439	139,561

Maximum CIL rates (per square metre)

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

2- Hatfield and Birchwood**Private values** £5005 ps/m

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	2,033,945	1,139,009	-1,030,991	639,009	739,009	889,009
20	1,980,422	1,109,036	-1,060,964	609,036	709,036	859,036
30	1,953,660	1,094,050	-1,075,950	594,050	694,050	844,050
50	1,900,137	1,064,077	-1,105,923	564,077	664,077	814,077
70	1,846,614	1,034,104	-1,135,896	534,104	634,104	784,104
90	1,793,092	1,004,132	-1,165,868	504,132	604,132	754,132
100	1,766,330	989,145	-1,180,855	489,145	589,145	739,145
125	1,699,426	951,679	-1,218,321	451,679	551,679	701,679
150	1,632,524	914,213	-1,255,787	414,213	514,213	664,213
175	1,565,620	876,747	-1,293,253	376,747	476,747	626,747
200	1,498,717	839,281	-1,330,719	339,281	439,281	589,281
225	1,431,813	801,815	-1,368,185	301,815	401,815	551,815
250	1,364,909	764,349	-1,405,651	264,349	364,349	514,349
275	1,298,006	726,883	-1,443,117	226,883	326,883	476,883
300	1,231,102	689,417	-1,480,583	189,417	289,417	439,417
325	1,164,198	651,951	-1,518,049	151,951	251,951	401,951

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 ps/m

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	2,492,884	1,396,015	-773,985	896,015	996,015	1,146,015
20	2,439,361	1,366,042	-803,958	866,042	966,042	1,116,042
30	2,412,599	1,351,056	-818,944	851,056	951,056	1,101,056
50	2,359,077	1,321,083	-848,917	821,083	921,083	1,071,083
70	2,305,554	1,291,110	-878,890	791,110	891,110	1,041,110
90	2,252,032	1,261,138	-908,862	761,138	861,138	1,011,138
100	2,225,270	1,246,151	-923,849	746,151	846,151	996,151
125	2,158,367	1,208,685	-961,315	708,685	808,685	958,685
150	2,091,463	1,171,219	-998,781	671,219	771,219	921,219
175	2,024,559	1,133,753	-1,036,247	633,753	733,753	883,753
200	1,957,656	1,096,287	-1,073,713	596,287	696,287	846,287
225	1,890,752	1,058,821	-1,111,179	558,821	658,821	808,821
250	1,823,848	1,021,355	-1,148,645	521,355	621,355	771,355
275	1,756,945	983,889	-1,186,111	483,889	583,889	733,889
300	1,690,042	946,423	-1,223,577	446,423	546,423	696,423
325	1,623,139	908,958	-1,261,042	408,958	508,958	658,958

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 ps/m

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	3,111,893	1,742,660	-427,340	1,242,660	1,342,660	1,492,660
20	3,059,174	1,713,138	-456,862	1,213,138	1,313,138	1,463,138
30	3,032,816	1,698,377	-471,623	1,198,377	1,298,377	1,448,377
50	2,980,097	1,668,854	-501,146	1,168,854	1,268,854	1,418,854
70	2,927,378	1,639,332	-530,668	1,139,332	1,239,332	1,389,332
90	2,874,660	1,609,810	-560,190	1,109,810	1,209,810	1,359,810
100	2,848,301	1,595,048	-574,952	1,095,048	1,195,048	1,345,048
125	2,782,403	1,558,146	-611,854	1,058,146	1,158,146	1,308,146
150	2,716,505	1,521,243	-648,757	1,021,243	1,121,243	1,271,243
175	2,650,159	1,484,101	-685,659	984,101	1,084,101	1,234,101
200	2,583,278	1,446,636	-723,364	946,636	1,046,636	1,196,636
225	2,516,374	1,409,169	-760,831	909,169	1,009,169	1,159,169
250	2,449,470	1,371,703	-798,297	871,703	971,703	1,121,703
275	2,382,567	1,334,238	-835,762	834,238	934,238	1,084,238
300	2,315,663	1,296,772	-873,228	796,772	896,772	1,046,772
325	2,248,760	1,259,305	-910,695	759,305	859,305	1,009,305

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 ps/m

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	6,941,219	3,887,083	1,717,083	3,387,083	3,487,083	3,637,083
20	6,888,501	3,857,561	1,687,561	3,357,561	3,457,561	3,607,561
30	6,862,142	3,842,799	1,672,799	3,342,799	3,442,799	3,592,799
50	6,809,423	3,813,277	1,643,277	3,313,277	3,413,277	3,563,277
70	6,756,705	3,783,755	1,613,755	3,283,755	3,383,755	3,533,755
90	6,703,986	3,754,232	1,584,232	3,254,232	3,354,232	3,504,232
100	6,677,627	3,739,471	1,569,471	3,239,471	3,339,471	3,489,471
125	6,611,729	3,702,568	1,532,568	3,202,568	3,302,568	3,452,568
150	6,545,831	3,665,665	1,495,665	3,165,665	3,265,665	3,415,665
175	6,479,933	3,628,762	1,458,762	3,128,762	3,228,762	3,378,762
200	6,414,035	3,591,859	1,421,859	3,091,859	3,191,859	3,341,859
225	6,348,137	3,554,956	1,384,956	3,054,956	3,154,956	3,304,956
250	6,282,238	3,518,054	1,348,054	3,018,054	3,118,054	3,268,054
275	6,216,340	3,481,151	1,311,151	2,981,151	3,081,151	3,231,151
300	6,150,442	3,444,248	1,274,248	2,944,248	3,044,248	3,194,248
325	6,084,544	3,407,345	1,237,345	2,907,345	3,007,345	3,157,345

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 2 - Urban Openspace & other non backlands	Benchmark land value 3 - Greenfield (higher)	Benchmark land value 4 - Greenfield (lower)
Benchmark land value 1 - Industrial £2,170,000	£500,000	£400,000	£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	0%
Sales	0%
Build	0%

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	2,106,644	677,135	-1,492,865	177,135	277,135	427,135
20	2,009,943	646,053	-1,523,947	146,053	246,053	396,053
30	1,961,593	630,512	-1,539,488	130,512	230,512	380,512
50	1,864,892	599,430	-1,570,570	99,430	199,430	349,430
70	1,768,191	568,347	-1,601,653	68,347	168,347	318,347
90	1,671,490	537,265	-1,632,735	37,265	137,265	287,265
100	1,623,140	521,724	-1,648,276	21,724	121,724	271,724
125	1,502,264	482,870	-1,687,130	-17,130	82,870	232,870
150	1,381,387	444,017	-1,725,983	-55,983	44,017	194,017
175	1,260,511	405,164	-1,764,836	-94,836	5,164	155,164
200	1,139,636	366,311	-1,803,689	-133,689	-33,689	116,311
225	1,018,759	327,458	-1,842,542	-172,542	-72,542	77,458
250	897,883	288,605	-1,881,395	-211,395	-111,395	38,605
275	777,008	249,752	-1,920,248	-250,248	-150,248	-248
300	656,131	210,899	-1,959,101	-289,101	-189,101	-39,101
325	535,255	172,046	-1,997,954	-327,954	-227,954	-77,954

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£100	£175	£250

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	2,715,013	872,683	-1,297,317	372,683	472,683	622,683
20	2,618,312	841,600	-1,328,400	341,600	441,600	591,600
30	2,569,962	826,059	-1,343,941	326,059	426,059	576,059
50	2,473,261	794,977	-1,375,023	294,977	394,977	544,977
70	2,376,560	763,894	-1,406,106	263,894	363,894	513,894
90	2,279,859	732,812	-1,437,188	232,812	332,812	482,812
100	2,231,509	717,271	-1,452,729	217,271	317,271	467,271
125	2,110,632	678,418	-1,491,582	178,418	278,418	428,418
150	1,989,757	639,565	-1,530,435	139,565	239,565	389,565
175	1,868,881	600,712	-1,569,288	100,712	200,712	350,712
200	1,748,004	561,859	-1,608,141	61,859	161,859	311,859
225	1,627,128	523,005	-1,646,995	23,005	123,005	273,005
250	1,506,253	484,153	-1,685,847	-15,847	84,153	234,153
275	1,385,376	445,300	-1,724,700	-54,700	45,300	195,300
300	1,264,500	406,446	-1,763,554	-93,554	6,446	156,446
325	1,143,625	367,594	-1,802,406	-132,406	-32,406	117,594

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£225	£300	£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	3,310,898	1,064,217	-1,105,783	564,217	664,217	814,217
20	3,214,197	1,033,135	-1,136,865	533,135	633,135	783,135
30	3,165,846	1,017,593	-1,152,407	517,593	617,593	767,593
50	3,069,146	986,511	-1,183,489	486,511	586,511	736,511
70	2,972,445	955,429	-1,214,571	455,429	555,429	705,429
90	2,875,744	924,346	-1,245,654	424,346	524,346	674,346
100	2,827,393	908,805	-1,261,195	408,805	508,805	658,805
125	2,706,518	869,952	-1,300,048	369,952	469,952	619,952
150	2,585,641	831,099	-1,338,901	331,099	431,099	581,099
175	2,464,765	792,246	-1,377,754	292,246	392,246	542,246
200	2,343,890	753,393	-1,416,607	253,393	353,393	503,393
225	2,223,013	714,540	-1,455,460	214,540	314,540	464,540
250	2,102,137	675,687	-1,494,313	175,687	275,687	425,687
275	1,981,261	636,834	-1,533,166	136,834	236,834	386,834
300	1,860,385	597,981	-1,572,019	97,981	197,981	347,981
325	1,739,509	559,128	-1,610,872	59,128	159,128	309,128

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	4,113,502	1,322,197	-847,803	822,197	922,197	1,072,197
20	4,018,255	1,291,582	-878,418	791,582	891,582	1,041,582
30	3,970,630	1,276,274	-893,726	776,274	876,274	1,026,274
50	3,875,383	1,245,659	-924,341	745,659	845,659	995,659
70	3,780,135	1,215,044	-954,956	715,044	815,044	965,044
90	3,684,889	1,184,428	-985,572	684,428	784,428	934,428
100	3,637,264	1,169,121	-1,000,879	669,121	769,121	919,121
125	3,518,205	1,130,852	-1,039,148	630,852	730,852	880,852
150	3,397,945	1,092,197	-1,077,803	592,197	692,197	842,197
175	3,277,070	1,053,344	-1,116,656	553,344	653,344	803,344
200	3,156,194	1,014,491	-1,155,509	514,491	614,491	764,491
225	3,035,317	975,638	-1,194,362	475,638	575,638	725,638
250	2,914,441	936,785	-1,233,215	436,785	536,785	686,785
275	2,793,565	897,932	-1,272,068	397,932	497,932	647,932
300	2,672,689	859,079	-1,310,921	359,079	459,079	609,079
325	2,551,813	820,226	-1,349,774	320,226	420,226	570,226

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	9,085,480	2,920,333	750,333	2,420,333	2,520,333	2,670,333
20	8,990,232	2,889,718	719,718	2,389,718	2,489,718	2,639,718
30	8,942,609	2,874,410	704,410	2,374,410	2,474,410	2,624,410
50	8,847,361	2,843,795	673,795	2,343,795	2,443,795	2,593,795
70	8,752,114	2,813,179	643,179	2,313,179	2,413,179	2,563,179
90	8,656,866	2,782,564	612,564	2,282,564	2,382,564	2,532,564
100	8,609,243	2,767,257	597,257	2,267,257	2,367,257	2,517,257
125	8,490,183	2,728,988	558,988	2,228,988	2,328,988	2,478,988
150	8,371,123	2,690,718	520,718	2,190,718	2,290,718	2,440,718
175	8,252,064	2,652,449	482,449	2,152,449	2,252,449	2,402,449
200	8,133,005	2,614,180	444,180	2,114,180	2,214,180	2,364,180
225	8,013,946	2,575,911	405,911	2,075,911	2,175,911	2,325,911
250	7,894,885	2,537,642	367,642	2,037,642	2,137,642	2,287,642
275	7,775,826	2,499,373	329,373	1,999,373	2,099,373	2,249,373
300	7,656,767	2,461,104	291,104	1,961,104	2,061,104	2,211,104
325	7,537,708	2,422,835	252,835	1,922,835	2,022,835	2,172,835

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 8

Flats	
No of units	100 units
Density:	100 dph

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

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

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	-5,814.021	-5,814.021	-7,984.021	-6,314.021	-6,214.021	-6,064.021
20	-5,920.110	-5,920.110	-8,090.110	-6,420.110	-6,320.110	-6,170.110
30	-5,973.154	-5,973.154	-8,143.154	-6,473.154	-6,373.154	-6,223.154
50	-6,079.244	-6,079.244	-8,249.244	-6,579.244	-6,479.244	-6,329.244
70	-6,185.333	-6,185.333	-8,355.333	-6,685.333	-6,585.333	-6,435.333
90	-6,291.421	-6,291.421	-8,461.421	-6,791.421	-6,691.421	-6,541.421
100	-6,344.466	-6,344.466	-8,514.466	-6,844.466	-6,744.466	-6,594.466
125	-6,477.078	-6,477.078	-8,647.078	-6,977.078	-6,877.078	-6,727.078
150	-6,609.688	-6,609.688	-8,779.688	-7,109.688	-7,009.688	-6,859.688
175	-6,742.300	-6,742.300	-8,912.300	-7,242.300	-7,142.300	-6,992.300
200	-6,874.911	-6,874.911	-9,044.911	-7,374.911	-7,274.911	-7,124.911
225	-7,007.522	-7,007.522	-9,177.522	-7,507.522	-7,407.522	-7,257.522
250	-7,140.133	-7,140.133	-9,310.133	-7,640.133	-7,540.133	-7,390.133
275	-7,272.745	-7,272.745	-9,442.745	-7,772.745	-7,672.745	-7,522.745
300	-7,405.355	-7,405.355	-9,575.355	-7,905.355	-7,805.355	-7,655.355
325	-7,537.967	-7,537.967	-9,707.967	-8,037.967	-7,937.967	-7,787.967

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	-5,264.252	-5,264.252	-7,434.252	-5,764.252	-5,664.252	-5,514.252
20	-5,370.341	-5,370.341	-7,540.341	-5,870.341	-5,770.341	-5,620.341
30	-5,423.385	-5,423.385	-7,593.385	-5,923.385	-5,823.385	-5,673.385
50	-5,529.474	-5,529.474	-7,699.474	-6,029.474	-5,929.474	-5,779.474
70	-5,635.563	-5,635.563	-7,805.563	-6,135.563	-6,035.563	-5,885.563
90	-5,741.652	-5,741.652	-7,911.652	-6,241.652	-6,141.652	-5,991.652
100	-5,794.696	-5,794.696	-7,964.696	-6,294.696	-6,194.696	-6,044.696
125	-5,927.308	-5,927.308	-8,097.308	-6,427.308	-6,327.308	-6,177.308
150	-6,059.919	-6,059.919	-8,229.919	-6,559.919	-6,459.919	-6,309.919
175	-6,192.530	-6,192.530	-8,362.530	-6,692.530	-6,592.530	-6,442.530
200	-6,325.141	-6,325.141	-8,495.141	-6,825.141	-6,725.141	-6,575.141
225	-6,457.753	-6,457.753	-8,627.753	-6,957.753	-6,857.753	-6,707.753
250	-6,590.364	-6,590.364	-8,760.364	-7,090.364	-6,990.364	-6,840.364
275	-6,722.975	-6,722.975	-8,892.975	-7,222.975	-7,122.975	-6,972.975
300	-6,855.586	-6,855.586	-9,025.586	-7,355.586	-7,255.586	-7,105.586
325	-6,988.198	-6,988.198	-9,158.198	-7,488.198	-7,388.198	-7,238.198

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, Hi 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	-4,725.439	-4,725.439	-6,895.439	-5,225.439	-5,125.439	-4,975.439
20	-4,831.528	-4,831.528	-7,001.528	-5,331.528	-5,231.528	-5,081.528
30	-4,884.573	-4,884.573	-7,054.573	-5,384.573	-5,284.573	-5,134.573
50	-4,990.661	-4,990.661	-7,160.661	-5,490.661	-5,390.661	-5,240.661
70	-5,096.750	-5,096.750	-7,266.750	-5,596.750	-5,496.750	-5,346.750
90	-5,202.840	-5,202.840	-7,372.840	-5,702.840	-5,602.840	-5,452.840
100	-5,255.883	-5,255.883	-7,425.883	-5,755.883	-5,655.883	-5,505.883
125	-5,388.495	-5,388.495	-7,558.495	-5,888.495	-5,788.495	-5,638.495
150	-5,521.106	-5,521.106	-7,691.106	-6,021.106	-5,921.106	-5,771.106
175	-5,653.718	-5,653.718	-7,823.718	-6,153.718	-6,053.718	-5,903.718
200	-5,786.329	-5,786.329	-7,956.329	-6,286.329	-6,186.329	-6,036.329
225	-5,918.940	-5,918.940	-8,088.940	-6,418.940	-6,318.940	-6,168.940
250	-6,051.552	-6,051.552	-8,221.552	-6,551.552	-6,451.552	-6,301.552
275	-6,184.162	-6,184.162	-8,354.162	-6,684.162	-6,584.162	-6,434.162
300	-6,316.774	-6,316.774	-8,486.774	-6,816.774	-6,716.774	-6,566.774
325	-6,449.385	-6,449.385	-8,619.385	-6,949.385	-6,849.385	-6,699.385

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	-3,991.408	-3,991.408	-6,161.408	-4,491.408	-4,391.408	-4,241.408
20	-4,097.497	-4,097.497	-6,267.497	-4,597.497	-4,497.497	-4,347.497
30	-4,150.542	-4,150.542	-6,320.542	-4,650.542	-4,550.542	-4,400.542
50	-4,256.630	-4,256.630	-6,426.630	-4,756.630	-4,656.630	-4,506.630
70	-4,362.719	-4,362.719	-6,532.719	-4,862.719	-4,762.719	-4,612.719
90	-4,468.809	-4,468.809	-6,638.809	-4,968.809	-4,868.809	-4,718.809
100	-4,521.852	-4,521.852	-6,691.852	-5,021.852	-4,921.852	-4,771.852
125	-4,654.464	-4,654.464	-6,824.464	-5,154.464	-5,054.464	-4,904.464
150	-4,787.075	-4,787.075	-6,957.075	-5,287.075	-5,187.075	-5,037.075
175	-4,919.686	-4,919.686	-7,089.686	-5,419.686	-5,319.686	-5,169.686
200	-5,052.297	-5,052.297	-7,222.297	-5,552.297	-5,452.297	-5,302.297
225	-5,184.909	-5,184.909	-7,354.909	-5,684.909	-5,584.909	-5,434.909
250	-5,317.520	-5,317.520	-7,487.520	-5,817.520	-5,717.520	-5,567.520
275	-5,450.131	-5,450.131	-7,620.131	-5,950.131	-5,850.131	-5,700.131
300	-5,582.742	-5,582.742	-7,752.742	-6,082.742	-5,982.742	-5,832.742
325	-5,715.354	-5,715.354	-7,885.354	-6,215.354	-6,115.354	-5,965.354

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	543.835	543.835	-1,626.165	43.835	143.835	293.835
20	440.912	440.912	-1,729.088	-59.088	40.912	190.912
30	389.449	389.449	-1,780.551	-110.551	10.551	139.449
50	286.525	286.525	-1,883.475	-213.475	-119.475	36.525
70	183.601	183.601	-1,986.399	-316.399	-216.399	-66.399
90	80.677	80.677	-2,089.323	-419.323	-319.323	-169.323
100	29.214	29.214	-2,140.786	-470.786	-370.786	-220.786
125	-100.958	-100.958	-2,270.958	-600.958	-500.958	-350.958
150	-231.718	-231.718	-2,401.718	-731.718	-631.718	-481.718
175	-364.330	-364.330	-2,534.330	-864.330	-764.330	-614.330
200	-496.941	-496.941	-2,666.941	-996.941	-896.941	-746.941
225	-629.552	-629.552	-2,799.552	-1,129.552	-1,029.552	-879.552
250	-762.163	-762.163	-2,932.163	-1,262.163	-1,162.163	-1,012.163
275	-894.775	-894.775	-3,064.775	-1,394.775	-1,294.775	-1,144.775
300	-1,027.387	-1,027.387	-3,197.387	-1,527.387	-1,427.387	-1,277.387
325	-1,159.997	-1,159.997	-3,329.997	-1,659.997	-1,559.997	-1,409.997

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A		£0	£50

**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 rural 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 %	25%
% Social Rented	51%
% Aff Rent	49%
% Shrd Ownership	0%

Site area	5.23 ha
Net to gross	75%

Growth	
Sales	0%
Build	0%

1- South Hatfield**Private values** £4844 ps/m

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	4,202,386	804,028	-1,365,972	304,028	404,028	554,028
20	3,993,465	764,056	-1,405,944	264,056	364,056	514,056
30	3,889,005	744,070	-1,425,930	244,070	344,070	494,070
50	3,680,085	704,098	-1,465,902	204,098	304,098	454,098
70	3,471,164	664,126	-1,505,874	164,126	264,126	414,126
90	3,262,244	624,154	-1,545,846	124,154	224,154	374,154
100	3,157,784	604,168	-1,565,832	104,168	204,168	354,168
125	2,896,477	554,173	-1,615,827	54,173	154,173	304,173
150	2,631,342	503,445	-1,666,555	3,445	103,445	253,445
175	2,366,206	452,718	-1,717,282	-47,282	52,718	202,718
200	2,101,071	401,991	-1,768,009	-98,009	1,991	151,991
225	1,835,936	351,263	-1,818,737	-148,737	-48,737	101,263
250	1,570,800	300,536	-1,869,464	-199,464	-99,464	50,536
275	1,305,665	249,808	-1,920,192	-250,192	-150,192	-192
300	1,040,530	199,081	-1,970,919	-300,919	-200,919	-50,919
325	775,394	148,353	-2,021,647	-351,647	-251,647	-101,647

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£150	£200	£250

2- Hatfield and Birchwood**Private values** £5005 ps/m

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	5,471,647	1,046,871	-1,123,129	546,871	646,871	796,871
20	5,262,726	1,006,899	-1,163,101	506,899	606,899	756,899
30	5,158,267	986,913	-1,183,087	486,913	586,913	736,913
50	5,049,346	946,941	-1,223,059	446,941	546,941	696,941
70	4,740,425	906,969	-1,263,031	406,969	506,969	656,969
90	4,531,505	866,997	-1,303,003	366,997	466,997	616,997
100	4,427,045	847,011	-1,322,989	347,011	447,011	597,011
125	4,165,894	797,046	-1,372,954	297,046	397,046	547,046
150	3,904,744	747,081	-1,422,919	247,081	347,081	497,081
175	3,643,592	697,116	-1,472,884	197,116	297,116	447,116
200	3,382,442	647,151	-1,522,849	147,151	247,151	397,151
225	3,121,291	597,186	-1,572,814	97,186	197,186	347,186
250	2,857,950	546,802	-1,623,198	46,802	146,802	296,802
275	2,592,815	496,074	-1,673,926	-9,926	96,074	246,074
300	2,327,679	445,347	-1,724,653	-54,653	45,347	195,347
325	2,062,544	394,619	-1,775,381	-105,381	-5,381	144,619

Maximum CIL rates (per square metre)

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

3- Welwyn Garden City, Panshanger, Hall Grove, Hg**Private values** £5167 ps/m

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	6,714,676	1,284,696	-885,304	784,696	884,696	1,034,696
20	6,505,755	1,244,724	-925,276	744,724	844,724	994,724
30	6,401,295	1,224,738	-945,262	724,738	824,738	974,738
50	6,192,374	1,184,766	-985,234	684,766	784,766	934,766
70	5,983,454	1,144,793	-1,025,207	644,793	744,793	894,793
90	5,774,533	1,104,821	-1,065,179	604,821	704,821	854,821
100	5,670,073	1,084,835	-1,085,165	584,835	684,835	834,835
125	5,408,923	1,034,870	-1,135,130	534,870	634,870	784,870
150	5,147,771	984,905	-1,185,095	484,905	584,905	734,905
175	4,886,621	934,940	-1,235,060	434,940	534,940	684,940
200	4,625,470	884,975	-1,285,025	384,975	484,975	634,975
225	4,364,320	835,010	-1,334,990	335,010	435,010	585,010
250	4,103,169	785,045	-1,384,955	285,045	385,045	535,045
275	3,842,019	735,080	-1,434,920	235,080	335,080	485,080
300	3,580,868	685,115	-1,484,885	185,115	285,115	435,115
325	3,319,718	635,150	-1,534,850	135,150	235,150	385,150

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 ps/m

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	8,389,331	1,605,102	-564,898	1,105,102	1,205,102	1,355,102
20	8,183,550	1,565,730	-604,270	1,065,730	1,165,730	1,315,730
30	8,080,660	1,546,045	-623,955	1,046,045	1,146,045	1,296,045
50	7,874,879	1,506,673	-663,327	1,006,673	1,106,673	1,256,673
70	7,669,099	1,467,302	-702,698	967,302	1,067,302	1,217,302
90	7,463,318	1,427,931	-742,069	927,931	1,027,931	1,177,931
100	7,360,427	1,408,245	-761,755	908,245	1,008,245	1,158,245
125	7,103,202	1,359,031	-810,969	859,031	959,031	1,109,031
150	6,842,526	1,309,157	-860,843	809,157	909,157	1,059,157
175	6,581,376	1,259,192	-910,808	759,192	859,192	1,009,192
200	6,320,225	1,209,227	-960,773	709,227	809,227	959,227
225	6,059,075	1,159,262	-1,010,738	659,262	759,262	909,262
250	5,797,924	1,109,297	-1,060,703	609,297	709,297	859,297
275	5,536,773	1,059,331	-1,110,669	559,331	659,331	809,331
300	5,275,622	1,009,366	-1,160,634	509,366	609,366	759,366
325	5,014,471	959,401	-1,210,599	459,401	559,401	709,401

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 ps/m

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	18,681,730	3,574,311	1,404,311	3,074,311	3,174,311	3,324,311
20	18,480,392	3,535,789	1,365,789	3,035,789	3,135,789	3,285,789
30	18,379,048	3,516,400	1,346,400	3,016,400	3,116,400	3,266,400
50	18,176,361	3,477,620	1,307,620	2,977,620	3,077,620	3,227,620
70	17,973,672	3,438,840	1,268,840	2,938,840	3,038,840	3,188,840
90	17,770,985	3,400,061	1,230,061	2,900,061	3,000,061	3,150,061
100	17,669,641	3,380,671	1,210,671	2,880,671	2,980,671	3,130,671
125	17,416,280	3,332,196	1,162,196	2,832,196	2,932,196	3,082,196
150	17,162,921	3,283,722	1,113,722	2,783,722	2,883,722	3,033,722
175	16,909,560	3,235,248	1,065,248	2,735,248	2,835,248	2,985,248
200	16,656,201	3,186,773	1,016,773	2,686,773	2,786,773	2,936,773
225	16,402,840	3,138,299	968,299	2,638,299	2,738,299	2,888,299
250	16,149,481	3,089,824	919,824	2,589,824	2,689,824	2,839,824
275	15,896,120	3,041,350	871,350	2,541,350	2,641,350	2,791,350
300	15,642,761	2,992,875	822,875	2,492,875	2,592,875	2,742,875
325	15,389,400	2,944,401	774,401	2,444,401	2,544,401	2,694,401

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
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	0%
Build	0%

1- South Hatfield**Private values** £844 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	2,867,522	658,360	-1,511,640	158,360	258,360	408,360
20	2,651,236	608,702	-1,561,298	108,702	208,702	358,702
30	2,543,092	583,873	-1,586,127	83,873	183,873	333,873
50	2,326,807	534,216	-1,635,784	34,216	134,216	284,216
70	2,110,521	484,558	-1,685,442	-15,442	84,558	234,558
90	1,894,235	434,901	-1,735,099	-65,099	34,901	184,901
100	1,786,002	410,072	-1,759,928	-89,928	10,072	160,072
125	1,515,735	348,000	-1,822,000	-152,000	-52,000	98,000
150	1,245,378	285,929	-1,884,071	-214,071	-114,071	35,929
175	975,020	223,857	-1,946,143	-276,143	-176,143	-26,143
200	704,663	161,785	-2,008,215	-338,215	-238,215	-88,215
225	434,306	99,713	-2,070,287	-400,287	-300,287	-150,287
250	163,948	37,641	-2,132,359	-462,359	-362,359	-212,359
275	-108,033	-24,804	-2,194,804	-524,804	-424,804	-274,804
300	-382,515	-87,822	-2,257,822	-587,822	-487,822	-337,822
325	-657,069	-150,858	-2,320,858	-650,858	-550,858	-400,858

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£50	£100	£150

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	£4,353,355	999,495	-1,170,505	499,495	599,495	749,495
20	4,140,320	950,584	-1,219,416	450,584	550,584	700,584
30	4,033,802	926,128	-1,243,872	426,128	526,128	676,128
50	3,820,767	877,217	-1,292,783	377,217	477,217	627,217
70	3,607,731	828,306	-1,341,694	328,306	428,306	578,306
90	3,393,695	779,395	-1,390,980	279,395	379,395	529,395
100	3,284,921	754,191	-1,415,809	254,191	354,191	504,191
125	3,014,563	692,119	-1,477,881	192,119	292,119	442,119
150	2,744,206	630,047	-1,539,953	130,047	230,047	380,047
175	2,473,849	567,976	-1,602,024	67,976	167,976	317,976
200	2,203,491	505,904	-1,664,096	5,904	105,904	255,904
225	1,933,134	443,832	-1,726,168	-56,168	43,832	193,832
250	1,662,777	381,760	-1,788,240	-118,240	-18,240	131,760
275	1,392,419	319,688	-1,850,312	-180,312	-80,312	69,688
300	1,122,062	257,616	-1,912,384	-242,384	-142,384	7,616
325	851,704	195,544	-1,974,456	-304,456	-204,456	-54,456

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£200	£225	£300

3- Welwyn Garden City, Panshanger, Hall Grove, Hx 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	5,786,736	1,328,587	-841,413	828,587	928,587	1,078,587
20	5,576,902	1,280,411	-889,589	780,411	880,411	1,030,411
30	5,471,984	1,256,323	-913,677	756,323	856,323	1,006,323
50	5,262,151	1,208,147	-961,853	708,147	808,147	958,147
70	5,052,318	1,159,971	-1,010,029	659,971	759,971	909,971
90	4,842,484	1,111,795	-1,058,205	611,795	711,795	861,795
100	4,736,224	1,087,398	-1,082,602	587,398	687,398	837,398
125	4,469,930	1,026,259	-1,143,741	526,259	626,259	776,259
150	4,203,636	965,120	-1,204,880	465,120	565,120	715,120
175	3,937,341	903,981	-1,266,019	403,981	503,981	653,981
200	3,671,047	842,842	-1,327,158	342,842	442,842	592,842
225	3,404,753	780,968	-1,389,032	280,968	380,968	530,968
250	3,131,194	718,897	-1,451,103	218,897	318,897	468,897
275	2,860,836	656,825	-1,513,175	156,825	256,825	406,825
300	2,590,479	594,753	-1,575,247	94,753	194,753	344,753
325	2,320,122	532,681	-1,637,319	32,681	132,681	282,681

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	7,724,189	1,773,411	-396,589	1,273,411	1,373,411	1,523,411
20	7,517,508	1,725,958	-444,042	1,225,958	1,325,958	1,475,958
30	7,414,168	1,702,232	-467,768	1,202,232	1,302,232	1,452,232
50	7,207,488	1,654,780	-515,220	1,154,780	1,254,780	1,404,780
70	7,000,808	1,607,328	-562,672	1,107,328	1,207,328	1,357,328
90	6,791,223	1,559,209	-610,791	1,059,209	1,159,209	1,309,209
100	6,686,307	1,535,121	-634,879	1,035,121	1,135,121	1,285,121
125	6,424,014	1,474,901	-695,099	974,901	1,074,901	1,224,901
150	6,161,722	1,414,681	-755,319	914,681	1,014,681	1,164,681
175	5,899,430	1,354,461	-815,539	854,461	954,461	1,104,461
200	5,637,139	1,294,241	-875,759	794,241	894,241	1,044,241
225	5,374,846	1,234,021	-935,979	734,021	834,021	984,021
250	5,111,874	1,173,845	-996,355	673,845	773,845	923,845
275	4,845,580	1,112,506	-1,057,494	612,506	712,506	862,506
300	4,579,285	1,051,367	-1,118,633	551,367	651,367	801,367
325	4,312,991	990,228	-1,179,772	490,228	590,228	740,228

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	19,529,366	4,483,783	2,313,783	3,983,783	4,083,783	4,233,783
20	19,331,865	4,438,438	2,268,438	3,938,438	4,038,438	4,188,438
30	19,232,032	4,415,518	2,245,518	3,915,518	4,015,518	4,165,518
50	19,031,517	4,369,481	2,199,481	3,869,481	3,969,481	4,119,481
70	18,831,002	4,323,444	2,153,444	3,823,444	3,923,444	4,073,444
90	18,630,488	4,277,408	2,107,408	3,777,408	3,877,408	4,027,408
100	18,530,231	4,254,390	2,084,390	3,754,390	3,854,390	4,004,390
125	18,279,588	4,196,844	2,026,844	3,696,844	3,796,844	3,946,844
150	18,028,945	4,139,299	1,969,299	3,639,299	3,739,299	3,889,299
175	17,778,302	4,081,753	1,911,753	3,581,753	3,681,753	3,831,753
200	17,527,659	4,024,207	1,854,207	3,524,207	3,624,207	3,774,207
225	17,277,016	3,966,662	1,796,662	3,466,662	3,566,662	3,716,662
250	17,026,373	3,909,116	1,739,116	3,409,116	3,509,116	3,659,116
275	16,775,730	3,851,571	1,681,571	3,351,571	3,451,571	3,601,571
300	16,525,087	3,794,025	1,624,025	3,294,025	3,394,025	3,544,025
325	16,273,998	3,736,377	1,566,377	3,236,377	3,336,377	3,486,377

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

	Flats and Houses
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	0%
Build	0%

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	7,182,094	343,531	-1,826,469	-156,469	-56,469	93,531
20	6,747,278	322,733	-1,847,267	-177,267	-77,267	72,733
30	6,529,871	312,334	-1,857,666	-187,666	-87,666	62,334
50	6,095,056	291,536	-1,878,464	-208,464	-108,464	41,536
70	5,660,241	270,739	-1,899,261	-229,261	-129,261	20,739
90	5,225,426	249,941	-1,920,059	-250,059	-150,059	-9
100	5,008,018	239,542	-1,930,458	-260,458	-160,458	-10,458
125	4,464,500	213,544	-1,956,456	-286,456	-186,456	-36,456
150	3,920,981	187,547	-1,982,453	-312,453	-212,453	-62,453
175	3,370,082	161,197	-2,008,803	-338,803	-238,803	-88,803
200	2,818,270	134,802	-2,035,198	-365,198	-265,198	-115,198
225	2,266,458	108,408	-2,061,592	-391,592	-291,592	-141,592
250	1,714,646	82,014	-2,087,986	-417,986	-317,986	-167,986
275	1,162,835	55,620	-2,114,380	-444,380	-344,380	-194,380
300	611,023	29,226	-2,140,774	-470,774	-370,774	-220,774
325	97,787	2,764	-2,167,236	-497,236	-397,236	-247,236

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	9,806,955	469,083	-1,700,917	-30,917	69,083	219,083
20	9,378,675	448,597	-1,721,403	-51,403	48,597	198,597
30	9,164,535	438,355	-1,731,645	-61,645	38,355	188,355
50	8,736,255	417,869	-1,752,131	-82,131	17,869	167,869
70	8,307,975	397,384	-1,772,616	-102,616	-2,616	147,384
90	7,879,695	376,899	-1,793,101	-123,101	-23,101	126,899
100	7,663,165	366,542	-1,803,458	-133,458	-33,458	116,542
125	7,119,647	340,544	-1,829,456	-159,456	-59,456	90,544
150	6,576,128	314,547	-1,855,453	-185,453	-85,453	64,547
175	6,032,610	288,550	-1,881,450	-211,450	-111,450	38,550
200	5,489,090	262,552	-1,907,448	-237,448	-137,448	12,552
225	4,945,572	236,555	-1,933,445	-263,445	-163,445	-13,445
250	4,402,053	210,557	-1,959,443	-289,443	-189,443	-39,443
275	3,858,530	184,464	-1,985,536	-315,536	-215,536	-65,536
300	3,304,718	158,070	-2,011,930	-341,930	-241,930	-91,930
325	2,752,906	131,676	-2,038,324	-368,324	-268,324	-118,324

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£50	£200

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	12,365,841	591,478	-1,578,522	91,478	191,478	341,478
20	11,942,680	571,238	-1,598,762	71,238	171,238	321,238
30	11,728,539	560,995	-1,609,005	60,995	160,995	310,995
50	11,300,259	540,510	-1,629,490	40,510	140,510	290,510
70	10,871,978	520,024	-1,649,976	20,024	120,024	270,024
90	10,443,698	499,539	-1,670,461	-461	99,539	249,539
100	10,229,558	489,296	-1,680,704	-10,704	89,296	239,296
125	9,694,208	463,690	-1,706,310	-36,310	63,690	213,690
150	9,158,858	438,083	-1,731,917	-61,917	38,083	188,083
175	8,623,508	412,476	-1,757,524	-87,524	12,476	162,476
200	8,088,158	386,870	-1,783,130	-113,130	-13,130	136,870
225	7,544,848	360,882	-1,809,118	-139,118	-39,118	110,882
250	7,001,329	334,885	-1,835,115	-165,115	-65,115	84,885
275	6,457,810	308,888	-1,861,112	-191,112	-91,112	58,888
300	5,914,292	282,890	-1,887,110	-217,110	-117,110	32,890
325	5,370,773	256,893	-1,913,107	-243,107	-143,107	6,893

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	15,817,911	756,597	-1,413,403	256,597	356,597	506,597
20	15,396,067	736,419	-1,433,581	236,419	336,419	486,419
30	15,185,146	726,330	-1,443,670	226,330	326,330	476,330
50	14,763,302	706,153	-1,463,847	206,153	306,153	456,153
70	14,341,459	685,975	-1,484,025	185,975	285,975	435,975
90	13,919,615	665,798	-1,504,202	165,798	265,798	415,798
100	13,708,693	655,709	-1,514,291	155,709	255,709	405,709
125	13,181,389	630,487	-1,539,513	130,487	230,487	380,487
150	12,654,084	605,266	-1,564,734	105,266	205,266	355,266
175	12,120,602	579,748	-1,590,252	79,748	179,748	329,748
200	11,585,252	554,142	-1,615,858	54,142	154,142	304,142
225	11,049,902	528,535	-1,641,465	28,535	128,535	278,535
250	10,514,552	502,928	-1,667,072	2,928	102,928	252,928
275	9,979,201	477,321	-1,692,679	-22,679	77,321	227,321
300	9,443,851	451,715	-1,718,285	-48,285	51,715	201,715
325	8,908,501	426,108	-1,743,892	-73,892	26,108	176,108

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	36,619,503	1,751,571	-418,429	1,251,571	1,351,571	1,501,571
20	36,228,420	1,732,864	-437,136	1,232,864	1,332,864	1,482,864
30	36,032,879	1,723,511	-446,489	1,223,511	1,323,511	1,473,511
50	35,641,796	1,704,805	-465,195	1,204,805	1,304,805	1,454,805
70	35,250,713	1,686,099	-483,901	1,186,099	1,286,099	1,436,099
90	34,859,633	1,667,260	-502,740	1,167,260	1,267,260	1,417,260
100	34,658,329	1,657,764	-512,236	1,157,764	1,257,764	1,407,764
125	34,162,015	1,634,025	-535,975	1,134,025	1,234,025	1,384,025
150	33,665,703	1,610,286	-559,714	1,110,286	1,210,286	1,360,286
175	33,169,390	1,586,546	-583,454	1,086,546	1,186,546	1,336,546
200	32,670,686	1,562,691	-607,309	1,062,691	1,162,691	1,312,691
225	32,168,780	1,538,590	-631,410	1,038,590	1,138,590	1,288,590
250	31,662,896	1,514,488	-655,512	1,014,488	1,114,488	1,264,488
275	31,155,849	1,490,235	-679,765	990,235	1,090,235	1,240,235
300	30,644,275	1,465,766	-704,234	965,766	1,065,766	1,215,766
325	30,132,701	1,441,296	-728,704	941,296	1,041,296	1,191,296

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	BLV2 value 2 - Urban Open Space & other	BLV3 value 3 - Greenfield (higher)	BLV4 value 4 - Greenfield (lower)
£2,170,000	£500,000	£400,000	£250,000

Site type 12

No of units	Flats and Houses
Density:	637 units 25 dph

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

Site area	33.97 ha
Net to gross	75%

Growth	
Sales	0%
Build	0%

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	8,658,050	254,848	-1,915,152	-245,152	-145,152	4,848
20	7,941,331	233,752	-1,936,248	-260,248	-166,248	-16,248
30	7,582,971	223,204	-1,946,796	-276,796	-176,796	-26,796
50	6,857,235	201,842	-1,968,158	-298,158	-198,158	-48,158
70	6,129,580	180,423	-1,989,577	-319,577	-219,577	-69,577
90	5,401,925	159,005	-2,010,995	-340,995	-240,995	-90,995
100	5,038,097	148,296	-2,021,704	-351,704	-251,704	-101,704
125	4,128,529	121,523	-2,048,477	-378,477	-278,477	-128,477
150	3,218,960	94,750	-2,075,250	-405,250	-305,250	-155,250
175	2,306,636	67,995	-2,102,105	-432,105	-332,105	-182,105
200	1,383,189	40,714	-2,129,286	-459,286	-359,286	-209,286
225	459,742	13,532	-2,156,468	-486,468	-386,468	-236,468
250	-470,780	-13,857	-2,183,857	-513,857	-413,857	-263,857
275	-1,408,318	-41,454	-2,211,454	-541,454	-441,454	-291,454
300	-2,345,855	-69,050	-2,239,050	-569,050	-469,050	-319,050
325	-3,295,117	-96,991	-2,266,991	-596,991	-496,991	-346,991

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	#N/A	£0

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	12,746,361	375,187	-1,794,813	-124,813	-24,813	125,187
20	12,029,642	354,091	-1,815,909	-145,909	-45,909	104,091
30	11,671,282	343,542	-1,826,458	-156,458	-56,458	93,542
50	10,954,563	322,446	-1,847,554	-177,554	-77,554	72,446
70	10,237,844	301,349	-1,868,651	-198,651	-98,651	51,349
90	9,521,126	280,253	-1,889,747	-219,747	-119,747	30,253
100	9,162,766	269,705	-1,900,295	-230,295	-130,295	19,705
125	8,266,867	243,334	-1,926,666	-256,666	-156,666	-6,666
150	7,365,860	216,813	-1,953,187	-283,187	-183,187	-33,187
175	6,456,291	190,040	-1,979,960	-309,960	-209,960	-59,960
200	5,546,722	163,267	-2,006,733	-336,733	-236,733	-89,733
225	4,637,153	136,494	-2,033,506	-363,506	-263,506	-119,506
250	3,727,584	109,721	-2,060,279	-390,279	-290,279	-149,279
275	2,818,016	82,948	-2,087,052	-417,052	-317,052	-167,052
300	1,898,308	55,876	-2,114,124	-444,124	-344,124	-194,124
325	974,861	28,695	-2,141,305	-471,305	-371,305	-221,305

Maximum CIL rates (per square metre)

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

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	16,698,083	491,506	-1,678,494	-8,494	91,506	241,506
20	15,992,135	470,726	-1,699,274	-29,274	70,726	220,726
30	15,639,161	460,336	-1,709,664	-39,664	60,336	210,336
50	14,933,213	439,557	-1,730,443	-60,443	39,557	189,557
70	14,227,266	418,777	-1,751,223	-81,223	18,777	168,777
90	13,521,318	397,998	-1,772,002	-102,002	-2,002	147,998
100	13,167,057	387,570	-1,782,430	-112,430	-12,430	137,570
125	12,271,158	361,200	-1,808,800	-138,800	-38,800	111,200
150	11,375,259	334,829	-1,835,171	-165,171	-65,171	84,829
175	10,479,360	308,458	-1,861,542	-191,542	-91,542	58,458
200	9,583,461	282,088	-1,887,912	-217,912	-117,912	32,088
225	8,687,562	255,717	-1,914,283	-244,283	-144,283	5,717
250	7,789,192	229,273	-1,940,727	-270,727	-170,727	-20,727
275	6,879,613	202,500	-1,967,500	-297,500	-197,500	-47,500
300	5,970,044	175,727	-1,994,273	-324,273	-224,273	-74,273
325	5,060,476	148,954	-2,021,046	-351,046	-251,046	-101,046

Maximum CIL rates (per square metre)

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

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	22,003,127	647,659	-1,522,341	147,659	247,659	397,659
20	21,324,554	627,685	-1,542,315	127,685	227,685	377,685
30	20,982,110	617,605	-1,552,395	117,605	217,605	367,605
50	20,297,223	597,446	-1,572,554	97,446	197,446	347,446
70	19,607,981	577,158	-1,592,842	77,158	177,158	327,158
90	18,906,366	556,506	-1,613,494	56,506	156,506	306,506
100	18,553,392	546,116	-1,623,884	46,116	146,116	296,116
125	17,670,958	520,142	-1,649,858	20,142	120,142	270,142
150	16,788,523	494,168	-1,675,832	-5,832	94,168	244,168
175	15,906,088	468,193	-1,701,807	-31,807	68,193	218,193
200	15,023,654	442,219	-1,727,781	-57,781	42,219	192,219
225	14,141,219	416,245	-1,753,755	-83,755	16,245	166,245
250	13,250,452	390,025	-1,779,975	-109,975	-9,975	140,025
275	12,354,554	363,654	-1,806,346	-136,346	-36,346	113,654
300	11,458,655	337,284	-1,832,716	-162,716	-62,716	87,284
325	10,562,756	310,913	-1,859,087	-189,087	-89,087	60,913

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£125	£225	£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	52,980,914	1,559,485	-610,515	1,059,485	1,159,485	1,309,485
20	52,374,167	1,541,626	-628,374	1,041,626	1,141,626	1,291,626
30	52,070,794	1,532,696	-637,304	1,032,696	1,132,696	1,282,696
50	51,463,824	1,514,830	-655,170	1,014,830	1,114,830	1,264,830
70	50,847,819	1,496,698	-673,302	996,698	1,096,698	1,246,698
90	50,231,815	1,478,566	-691,434	978,566	1,078,566	1,228,566
100	49,823,812	1,469,500	-700,500	969,500	1,069,500	1,219,500
125	49,153,807	1,446,835	-723,165	946,835	1,046,835	1,196,835
150	48,383,801	1,424,170	-745,830	924,170	1,024,170	1,174,170
175	47,602,743	1,401,180	-768,820	901,180	1,001,180	1,151,180
200	46,820,989	1,378,169	-791,831	878,169	978,169	1,128,169
225	46,039,234	1,355,158	-814,842	855,158	955,158	1,105,158
250	45,257,480	1,332,147	-837,853	832,147	932,147	1,082,147
275	44,464,712	1,308,812	-861,188	808,812	908,812	1,058,812
300	43,671,029	1,285,450	-884,550	785,450	885,450	1,035,450
325	42,877,347	1,262,088	-907,912	762,088	862,088	1,012,088

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/Warehos	BLV2 value 2 - Urban Openspace & other	BLV3 value 3 - Greenfield (higher)	BLV4 value 4 - Greenfield (lower)
£2,170,000	£500,000	£400,000	£250,000

Site type 13

Flats and Houses
No of units 980 units
Density: 25 dph

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

Site area	52.27 ha
Net to gross	75%

Growth	
Sales	0%
Build	0%

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	15,838,207	303,027	-1,886,973	-196,973	-96,973	53,027
20	14,899,148	285,060	-1,884,940	-214,940	-114,940	35,060
30	14,429,618	276,077	-1,893,923	-223,923	-123,923	26,077
50	13,481,475	257,936	-1,912,064	-242,064	-142,064	7,936
70	12,528,088	239,696	-1,930,304	-260,304	-160,304	-10,304
90	11,566,839	221,304	-1,948,696	-278,696	-178,696	-28,696
100	11,082,871	212,045	-1,957,955	-287,955	-187,955	-37,955
125	9,869,581	188,831	-1,981,169	-311,169	-211,169	-61,169
150	8,641,202	165,329	-2,004,671	-334,671	-234,671	-84,671
175	7,402,367	141,627	-2,028,373	-358,373	-258,373	-108,373
200	6,156,245	117,766	-2,052,234	-382,234	-282,234	-132,234
225	4,889,905	93,557	-2,076,443	-406,443	-306,443	-156,443
250	3,616,393	69,191	-2,100,809	-430,809	-330,809	-180,809
275	2,330,923	44,597	-2,125,403	-455,403	-355,403	-205,403
300	1,029,207	19,691	-2,150,309	-480,309	-380,309	-230,309
325	-286,131	-5,474	-2,175,474	-505,474	-405,474	-255,474

Maximum CIL rates (per square metre)

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

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	21,266,409	406,883	-1,763,117	-93,117	6,883	156,883
20	20,355,364	389,452	-1,780,548	-110,548	-10,548	139,452
30	19,894,551	380,636	-1,789,364	-119,364	-19,364	130,636
50	18,969,605	362,939	-1,807,061	-137,061	-37,061	112,939
70	18,044,656	345,242	-1,824,758	-154,758	-54,758	95,242
90	17,105,597	327,275	-1,842,725	-172,725	-72,725	77,275
100	16,636,068	318,292	-1,851,708	-181,708	-81,708	68,292
125	15,456,432	295,723	-1,874,277	-204,277	-104,277	45,723
150	14,264,698	272,922	-1,897,078	-227,078	-127,078	22,922
175	13,064,290	249,955	-1,920,045	-250,045	-150,045	-45
200	11,854,373	226,806	-1,943,194	-273,194	-173,194	-23,194
225	10,632,321	203,426	-1,966,575	-296,575	-196,575	-46,575
250	9,403,941	179,922	-1,990,078	-320,078	-220,078	-70,078
275	8,159,352	156,110	-2,013,890	-343,890	-243,890	-93,890
300	6,910,337	132,213	-2,037,787	-367,787	-267,787	-117,787
325	5,644,186	107,988	-2,062,012	-392,012	-292,012	-142,012

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A		£0 £150

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	26,523,432	507,464	-1,682,536	7,464	107,464	257,464
20	25,623,163	490,239	-1,679,761	-9,761	90,239	240,239
30	25,173,027	481,627	-1,688,373	-18,373	81,627	231,627
50	24,272,360	464,395	-1,705,605	-35,605	64,395	214,395
70	23,361,315	446,964	-1,723,036	-53,036	46,964	196,964
90	22,450,269	429,533	-1,740,467	-70,467	29,533	179,533
100	21,989,864	420,705	-1,749,295	-79,295	20,705	170,705
125	20,832,682	398,584	-1,771,416	-101,416	-14,416	148,584
150	19,671,921	376,376	-1,793,624	-123,624	-23,624	126,376
175	18,498,097	353,918	-1,816,082	-146,082	-46,082	103,918
200	17,320,481	331,387	-1,838,613	-168,613	-68,613	81,387
225	16,128,746	308,586	-1,861,414	-191,414	-91,414	58,586
250	14,933,471	285,717	-1,884,283	-214,283	-114,283	35,717
275	13,723,553	262,568	-1,907,432	-237,432	-137,432	12,568
300	12,509,794	239,346	-1,930,654	-260,654	-160,654	-10,654
325	11,281,414	215,843	-1,954,157	-284,157	-184,157	-34,157

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A		£0 £100	£275

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	33,610,565	643,059	-1,526,941	143,059	243,059	393,059
20	32,725,487	626,125	-1,543,875	126,125	226,125	376,125
30	32,280,659	617,615	-1,552,385	117,615	217,615	367,615
50	31,391,002	600,593	-1,569,407	100,593	200,593	350,593
70	30,501,346	583,572	-1,586,428	83,572	183,572	333,572
90	29,609,445	566,507	-1,603,493	66,507	166,507	316,507
100	29,159,311	557,895	-1,612,105	57,895	157,895	307,895
125	28,033,973	536,364	-1,633,636	36,364	136,364	286,364
150	26,906,636	514,834	-1,655,166	14,834	114,834	264,834
175	25,776,094	493,165	-1,676,835	-6,835	93,165	243,165
200	24,627,554	471,190	-1,698,810	-28,810	71,190	221,190
225	23,471,371	449,070	-1,720,930	-50,930	49,070	199,070
250	22,310,892	426,867	-1,743,133	-73,133	26,867	176,867
275	21,137,068	404,408	-1,765,592	-95,592	4,408	154,408
300	19,963,244	381,950	-1,788,050	-118,050	-18,050	131,950
325	18,772,195	359,162	-1,810,838	-140,838	-40,838	109,162

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£150	£275	£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	76,689,141	1,467,267	-702,733	967,267	1,067,267	1,217,267
20	75,850,206	1,451,216	-718,784	951,216	1,051,216	1,201,216
30	75,430,739	1,443,190	-726,810	943,190	1,043,190	1,193,190
50	74,591,804	1,427,139	-742,861	927,139	1,027,139	1,177,139
70	73,752,869	1,411,088	-758,912	911,088	1,011,088	1,161,088
90	72,908,674	1,394,936	-775,054	894,936	994,936	1,144,936
100	72,484,287	1,386,817	-783,183	886,817	986,817	1,136,817
125	71,423,319	1,366,518	-803,482	866,518	966,518	1,116,518
150	70,362,351	1,346,218	-823,782	846,218	946,218	1,096,218
175	69,301,383	1,325,919	-844,081	825,919	925,919	1,075,919
200	68,240,416	1,305,620	-864,380	805,620	905,620	1,055,620
225	67,179,860	1,285,210	-884,790	785,210	885,210	1,035,210
250	66,100,206	1,264,672	-905,328	764,672	864,672	1,014,672
275	65,026,751	1,244,134	-925,866	744,134	844,134	994,134
300	63,953,297	1,223,596	-946,404	723,596	823,596	973,596
325	62,879,841	1,203,058	-966,942	703,058	803,058	953,058

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 CIL.

	AH %	Social Rent	Aff Rented	Sh Owrshp
Affordable Housing	0%	51%	49%	0%

Growth	Sales	0%	Build costs	0%
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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	100	325	325	325
4- Welwyn, Oaklands, Mardley Heath and Digswell	250	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	125	325	325	325
2- Hatfield and Birchwood	250	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	325	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	150	325	325	325
2- Hatfield and Birchwood	250	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	325	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 CIL.

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	0	0	30
4- Welwyn, Oaklands, Mardley Heath and Digswell	#N/A	125	150	150
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	325	325	325	325

Site type T6 - 50 Houses

	BLV1	BLV2	BLV3	BLV4
1- South Hatfield	#N/A	325	325	325
2- Hatfield and Birchwood	100	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	250	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 CIL.

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	90	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	325	325	325	325

Site type T9 - 160 Houses

	BLV1	BLV2	BLV3	BLV4
1- South Hatfield	#N/A	325	325	325
2- Hatfield and Birchwood	0	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	250	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
Affordable Housing	0%	51%	49%	0%

Growth	Sales	0%	Build costs	0%
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Site type **T10- 200 Flats and Houses**

	BLV1	BLV2	BLV3	BLV4
1- South Hatfield	0	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	250	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 **T11 - 400 Flats and Houses**

	BLV1	BLV2	BLV3	BLV4
1- South Hatfield	#N/A	275	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 **T12 - 650 Flats and Houses**

	BLV1	BLV2	BLV3	BLV4
1- South Hatfield	#N/A	200	250	325
2- Hatfield and Birchwood	#N/A	300	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	200	325	325	325

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

	BLV1	BLV2	BLV3	BLV4
1- South Hatfield	#N/A	225	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	90	325	325	325

**Community Infrastructure Levy
Welwyn Hatfield BC****Benchmark Land Values (per gross ha)**

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

Site type 1

House	
No of units	1 units
Density:	25 dph

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

Site area	0.0400 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

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	73,933	1,848,314	-321,686	1,348,314	1,448,314	1,598,314
20	72,039	1,800,963	-369,037	1,300,963	1,400,963	1,550,963
30	71,091	1,777,287	-392,713	1,277,287	1,377,287	1,527,287
50	69,197	1,729,936	-440,064	1,229,936	1,329,936	1,479,936
70	67,303	1,682,585	-487,415	1,182,585	1,282,585	1,432,585
90	65,410	1,635,235	-534,742	1,135,235	1,235,235	1,385,235
100	64,463	1,611,583	-558,417	1,111,583	1,211,583	1,361,583
125	62,095	1,552,381	-617,619	1,052,381	1,152,381	1,302,381
150	59,728	1,493,205	-676,795	993,205	1,093,205	1,243,205
175	57,361	1,434,028	-735,972	934,028	1,034,028	1,184,028
200	54,994	1,374,852	-795,148	874,852	974,852	1,124,852
225	52,626	1,315,650	-854,350	815,650	915,650	1,065,650
250	50,259	1,256,474	-913,526	756,474	856,474	1,006,474
275	47,892	1,197,297	-972,703	697,297	797,297	947,297
300	45,524	1,138,096	-1,031,904	638,096	738,096	888,096
325	43,157	1,078,919	-1,091,081	578,919	678,919	828,919

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	£85,408	2,135,210	-34,790	1,635,210	1,735,210	1,885,210
20	83,515	2,087,884	-82,116	1,587,884	1,687,884	1,837,884
30	82,568	2,064,208	-105,792	1,564,208	1,664,208	1,814,208
50	80,674	2,016,857	-153,143	1,516,857	1,616,857	1,766,857
70	78,780	1,969,506	-200,494	1,469,506	1,569,506	1,719,506
90	76,886	1,922,154	-247,846	1,422,154	1,522,154	1,672,154
100	75,939	1,898,479	-271,521	1,398,479	1,498,479	1,648,479
125	73,572	1,839,302	-330,698	1,339,302	1,439,302	1,589,302
150	71,205	1,780,126	-389,874	1,280,126	1,380,126	1,530,126
175	68,838	1,720,949	-449,051	1,220,949	1,320,949	1,470,949
200	66,470	1,661,748	-508,252	1,161,748	1,261,748	1,411,748
225	64,103	1,602,571	-567,429	1,102,571	1,202,571	1,352,571
250	61,736	1,543,395	-626,605	1,043,395	1,143,395	1,293,395
275	59,368	1,484,193	-685,807	984,193	1,084,193	1,234,193
300	57,001	1,425,017	-744,983	925,017	1,025,017	1,175,017
325	54,634	1,365,840	-804,160	865,840	965,840	1,115,840

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	96,885	2,422,131	252,131	1,922,131	2,022,131	2,172,131
20	94,991	2,374,780	204,780	1,874,780	1,974,780	2,124,780
30	94,044	2,351,104	181,104	1,851,104	1,951,104	2,101,104
50	92,151	2,303,778	133,778	1,803,778	1,903,778	2,053,778
70	90,257	2,256,427	86,427	1,756,427	1,856,427	2,006,427
90	88,363	2,209,075	39,075	1,709,075	1,809,075	1,959,075
100	87,416	2,185,400	15,400	1,685,400	1,785,400	1,935,400
125	85,049	2,126,223	-43,777	1,626,223	1,726,223	1,876,223
150	82,681	2,067,022	-102,978	1,567,022	1,667,022	1,817,022
175	80,314	2,007,845	-162,155	1,507,845	1,607,845	1,757,845
200	77,947	1,948,669	-221,331	1,448,669	1,548,669	1,698,669
225	75,580	1,889,492	-280,508	1,389,492	1,489,492	1,639,492
250	73,212	1,830,291	-339,709	1,330,291	1,430,291	1,580,291
275	70,845	1,771,114	-398,886	1,271,114	1,371,114	1,521,114
300	68,478	1,711,938	-458,062	1,211,938	1,311,938	1,461,938
325	66,110	1,652,761	-517,239	1,152,761	1,252,761	1,402,761

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	112,188	2,804,692	634,692	2,304,692	2,404,692	2,554,692
20	110,294	2,757,341	587,341	2,257,341	2,357,341	2,507,341
30	109,347	2,733,665	563,665	2,233,665	2,333,665	2,483,665
50	107,453	2,686,314	516,314	2,186,314	2,286,314	2,436,314
70	105,559	2,638,963	468,963	2,138,963	2,238,963	2,388,963
90	103,664	2,591,612	421,612	2,091,612	2,191,612	2,341,612
100	102,718	2,567,961	397,961	2,067,961	2,167,961	2,317,961
125	100,350	2,508,760	338,760	2,008,760	2,108,760	2,258,760
150	97,983	2,449,583	279,583	1,949,583	2,049,583	2,199,583
175	95,616	2,390,407	220,407	1,890,407	1,990,407	2,140,407
200	93,248	2,331,205	161,205	1,831,205	1,931,205	2,081,205
225	90,881	2,272,029	102,029	1,772,029	1,872,029	2,022,029
250	88,514	2,212,852	42,852	1,712,852	1,812,852	1,962,852
275	86,147	2,153,676	-16,324	1,653,676	1,753,676	1,903,676
300	83,779	2,094,474	-75,526	1,594,474	1,694,474	1,844,474
325	81,412	2,035,298	-134,702	1,535,298	1,635,298	1,785,298

Maximum CIL rates (per square metre)

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

5- Brookman's Park, Little Heath, Cuffley, Essendon Private values £8781 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	211,651	5,291,266	3,121,266	4,791,266	4,891,266	5,041,266
20	209,757	5,243,915	3,073,915	4,743,915	4,843,915	4,993,915
30	208,810	5,220,240	3,050,240	4,720,240	4,820,240	4,970,240
50	206,916	5,172,888	3,002,888	4,672,888	4,772,888	4,922,888
70	205,021	5,125,537	2,955,537	4,625,537	4,725,537	4,875,537
90	203,128	5,078,211	2,908,211	4,578,211	4,678,211	4,828,211
100	202,181	5,054,535	2,884,535	4,554,535	4,654,535	4,804,535
125	199,813	4,995,334	2,825,334	4,495,334	4,595,334	4,745,334
150	197,446	4,936,157	2,766,157	4,436,157	4,536,157	4,686,157
175	195,079	4,876,981	2,706,981	4,376,981	4,476,981	4,626,981
200	192,711	4,817,779	2,647,779	4,317,779	4,417,779	4,567,779
225	190,344	4,758,603	2,588,603	4,258,603	4,358,603	4,508,603
250	187,977	4,699,426	2,529,426	4,199,426	4,299,426	4,449,426
275	185,610	4,640,250	2,470,250	4,140,250	4,240,250	4,390,250
300	183,242	4,581,048	2,411,048	4,081,048	4,181,048	4,331,048
325	180,875	4,521,872	2,351,872	4,021,872	4,121,872	4,271,872

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

Site area	0.13 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

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	331,282	2,650,253	480,253	2,150,253	2,250,253	2,400,253
20	322,667	2,581,334	411,334	2,081,334	2,181,334	2,331,334
30	318,359	2,546,871	376,871	2,046,871	2,146,871	2,296,871
50	309,744	2,477,952	307,952	1,977,952	2,077,952	2,227,952
70	301,128	2,408,025	239,025	1,909,025	2,009,025	2,159,025
90	292,513	2,340,107	170,107	1,840,107	1,940,107	2,090,107
100	288,205	2,305,643	135,643	1,805,643	1,905,643	2,055,643
125	277,437	2,219,493	49,493	1,719,493	1,819,493	1,969,493
150	266,668	2,133,343	-36,657	1,633,343	1,733,343	1,883,343
175	255,898	2,047,185	-122,815	1,547,185	1,647,185	1,797,185
200	245,129	1,961,034	-208,966	1,461,034	1,561,034	1,711,034
225	234,361	1,874,884	-295,116	1,374,884	1,474,884	1,624,884
250	223,591	1,788,726	-381,274	1,288,726	1,388,726	1,538,726
275	212,822	1,702,576	-467,424	1,202,576	1,302,576	1,452,576
300	202,053	1,616,425	-553,575	1,116,425	1,216,425	1,366,425
325	191,284	1,530,275	-639,725	1,030,275	1,130,275	1,280,275

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£125	£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	383,488	3,067,908	897,908	2,567,908	2,667,908	2,817,908
20	374,874	2,998,989	828,989	2,498,989	2,598,989	2,748,989
30	370,566	2,964,526	794,526	2,464,526	2,564,526	2,714,526
50	361,951	2,895,607	725,607	2,395,607	2,495,607	2,645,607
70	353,335	2,826,681	656,681	2,326,681	2,426,681	2,576,681
90	344,720	2,757,762	587,762	2,257,762	2,357,762	2,507,762
100	340,412	2,723,299	553,299	2,223,299	2,323,299	2,473,299
125	329,644	2,637,148	467,148	2,137,148	2,237,148	2,387,148
150	318,874	2,550,990	380,990	2,050,990	2,150,990	2,300,990
175	308,105	2,464,840	294,840	1,964,840	2,064,840	2,214,840
200	297,336	2,378,690	208,690	1,878,690	1,978,690	2,128,690
225	286,567	2,292,539	122,539	1,792,539	1,892,539	2,042,539
250	275,798	2,206,381	36,381	1,706,381	1,806,381	1,956,381
275	265,029	2,120,231	-49,769	1,620,231	1,720,231	1,870,231
300	254,260	2,034,081	-135,919	1,534,081	1,634,081	1,784,081
325	243,491	1,947,930	-222,070	1,447,930	1,547,930	1,697,930

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£250	£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	435,695	3,485,563	1,315,563	2,985,563	3,085,563	3,235,563
20	427,081	3,416,644	1,246,644	2,916,644	3,016,644	3,166,644
30	422,773	3,382,181	1,212,181	2,882,181	2,982,181	3,132,181
50	414,158	3,313,263	1,143,263	2,813,263	2,913,263	3,063,263
70	405,542	3,244,336	1,074,336	2,744,336	2,844,336	2,994,336
90	396,927	3,175,417	1,005,417	2,675,417	2,775,417	2,925,417
100	392,619	3,140,954	970,954	2,640,954	2,740,954	2,890,954
125	381,850	3,054,804	884,804	2,554,804	2,654,804	2,804,804
150	371,081	2,968,645	798,645	2,468,645	2,568,645	2,718,645
175	360,312	2,882,495	712,495	2,382,495	2,482,495	2,632,495
200	349,543	2,796,345	626,345	2,296,345	2,396,345	2,546,345
225	338,774	2,710,195	540,195	2,210,195	2,310,195	2,460,195
250	328,005	2,624,036	454,036	2,124,036	2,224,036	2,374,036
275	317,236	2,537,886	367,886	2,037,886	2,137,886	2,287,886
300	306,467	2,451,736	281,736	1,951,736	2,051,736	2,201,736
325	295,697	2,365,578	195,578	1,865,578	1,965,578	2,115,578

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£325	£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	505,304	4,042,434	1,872,434	3,542,434	3,642,434	3,792,434
20	496,689	3,973,515	1,803,515	3,473,515	3,573,515	3,723,515
30	492,382	3,939,052	1,769,052	3,439,052	3,539,052	3,689,052
50	483,767	3,870,134	1,700,134	3,370,134	3,470,134	3,620,134
70	475,151	3,801,207	1,631,207	3,301,207	3,401,207	3,551,207
90	466,536	3,732,288	1,562,288	3,232,288	3,332,288	3,482,288
100	462,228	3,697,825	1,527,825	3,197,825	3,297,825	3,447,825
125	451,459	3,611,675	1,441,675	3,111,675	3,211,675	3,361,675
150	440,691	3,525,524	1,355,524	3,025,524	3,125,524	3,275,524
175	429,921	3,439,366	1,269,366	2,939,366	3,039,366	3,189,366
200	419,152	3,353,216	1,183,216	2,853,216	2,953,216	3,103,216
225	408,383	3,267,066	1,097,066	2,767,066	2,867,066	3,017,066
250	397,614	3,180,915	1,010,915	2,680,915	2,780,915	2,930,915
275	386,845	3,094,757	924,757	2,594,757	2,694,757	2,844,757
300	376,076	3,008,607	838,607	2,508,607	2,608,607	2,758,607
325	365,307	2,922,457	752,457	2,422,457	2,522,457	2,672,457

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	957,763	7,662,108	5,492,108	7,162,108	7,262,108	7,412,108
20	949,149	7,593,189	5,423,189	7,093,189	7,193,189	7,343,189
30	944,841	7,558,726	5,388,726	7,058,726	7,158,726	7,308,726
50	936,226	7,489,807	5,319,807	6,989,807	7,089,807	7,239,807
70	927,610	7,420,881	5,250,881	6,920,881	7,020,881	7,170,881
90	918,995	7,351,962	5,181,962	6,851,962	6,951,962	7,101,962
100	914,687	7,317,499	5,147,499	6,817,499	6,917,499	7,067,499
125	903,919	7,231,348	5,061,348	6,731,348	6,831,348	6,981,348
150	893,150	7,145,198	4,975,198	6,645,198	6,745,198	6,895,198
175	882,380	7,059,040	4,889,040	6,559,040	6,659,040	6,809,040
200	871,611	6,972,890	4,802,890	6,472,890	6,572,890	6,722,890
225	860,842	6,886,739	4,716,739	6,386,739	6,486,739	6,636,739
250	850,073	6,800,581	4,630,581	6,300,581	6,400,581	6,550,581
275	839,304	6,714,431	4,544,431	6,214,431	6,314,431	6,464,431
300	828,535	6,628,281	4,458,281	6,128,281	6,228,281	6,378,281
325	817,766	6,542,130	4,372,130	6,042,130	6,142,130	6,292,130

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
No of units 10 units
Density: 40 dph

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

Site area	0.25 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

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	669,900	2,679,602	509,602	2,179,602	2,279,602	2,429,602
20	652,945	2,611,782	441,782	2,111,782	2,211,782	2,361,782
30	644,468	2,577,874	407,874	2,077,874	2,177,874	2,327,874
50	627,513	2,510,054	340,054	2,010,054	2,110,054	2,260,054
70	610,558	2,442,233	272,233	1,942,233	2,042,233	2,192,233
90	593,603	2,374,413	204,413	1,874,413	1,974,413	2,124,413
100	585,125	2,340,501	170,501	1,840,501	1,940,501	2,090,501
125	563,932	2,255,729	85,729	1,755,729	1,855,729	2,005,729
150	542,738	2,170,953	953	1,670,953	1,770,953	1,920,953
175	521,544	2,086,177	-83,823	1,586,177	1,686,177	1,836,177
200	500,351	2,001,405	-168,595	1,501,405	1,601,405	1,751,405
225	479,157	1,916,628	-253,372	1,416,628	1,516,628	1,666,628
250	457,963	1,831,852	-338,148	1,331,852	1,431,852	1,581,852
275	436,770	1,747,080	-422,920	1,247,080	1,347,080	1,497,080
300	415,576	1,662,304	-507,696	1,162,304	1,262,304	1,412,304
325	394,382	1,577,528	-592,472	1,077,528	1,177,528	1,327,528

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£150	£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	772,645	3,090,580	920,580	2,590,580	2,690,580	2,840,580
20	755,690	3,022,759	852,759	2,522,759	2,622,759	2,772,759
30	747,212	2,988,847	818,847	2,488,847	2,588,847	2,738,847
50	730,257	2,921,027	751,027	2,421,027	2,521,027	2,671,027
70	713,303	2,853,207	683,207	2,353,207	2,453,207	2,603,207
90	696,348	2,785,391	615,391	2,285,391	2,385,391	2,535,391
100	687,870	2,751,479	581,479	2,251,479	2,351,479	2,501,479
125	666,676	2,666,703	496,703	2,166,703	2,266,703	2,416,703
150	645,483	2,581,931	411,931	2,081,931	2,181,931	2,331,931
175	624,289	2,497,154	327,154	1,997,154	2,097,154	2,247,154
200	603,095	2,412,378	242,378	1,912,378	2,012,378	2,162,378
225	581,902	2,327,606	157,606	1,827,606	1,927,606	2,077,606
250	560,707	2,242,830	72,830	1,742,830	1,842,830	1,992,830
275	539,513	2,158,054	-11,946	1,658,054	1,758,054	1,908,054
300	518,320	2,073,282	-96,718	1,573,282	1,673,282	1,823,282
325	497,126	1,988,505	-181,495	1,488,505	1,588,505	1,738,505

Maximum CIL rates (per square metre)

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

3- Welwyn Garden City, Panshanger, Hall Grove, Hc 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	875,388	3,501,553	1,331,553	3,001,553	3,101,553	3,251,553
20	858,433	3,433,733	1,263,733	2,933,733	3,033,733	3,183,733
30	849,956	3,399,825	1,229,825	2,899,825	2,999,825	3,149,825
50	833,001	3,332,005	1,162,005	2,832,005	2,932,005	3,082,005
70	816,046	3,264,185	1,094,185	2,764,185	2,864,185	3,014,185
90	799,091	3,196,365	1,026,365	2,696,365	2,796,365	2,946,365
100	790,614	3,162,457	992,457	2,662,457	2,762,457	2,912,457
125	769,420	3,077,680	907,680	2,577,680	2,677,680	2,827,680
150	748,226	2,992,904	822,904	2,492,904	2,592,904	2,742,904
175	727,033	2,908,132	738,132	2,408,132	2,508,132	2,658,132
200	705,839	2,823,356	653,356	2,323,356	2,423,356	2,573,356
225	684,645	2,738,580	568,580	2,238,580	2,338,580	2,488,580
250	663,452	2,653,808	483,808	2,153,808	2,253,808	2,403,808
275	642,258	2,569,031	399,031	2,069,031	2,169,031	2,319,031
300	621,064	2,484,255	314,255	1,984,255	2,084,255	2,234,255
325	599,871	2,399,483	229,483	1,899,483	1,999,483	2,149,483

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£325	£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	1,012,381	4,049,522	1,879,522	3,549,522	3,649,522	3,799,522
20	995,425	3,981,702	1,811,702	3,481,702	3,581,702	3,731,702
30	986,948	3,947,794	1,777,794	3,447,794	3,547,794	3,697,794
50	969,993	3,879,974	1,709,974	3,379,974	3,479,974	3,629,974
70	953,038	3,812,154	1,642,154	3,312,154	3,412,154	3,562,154
90	936,083	3,744,333	1,574,333	3,244,333	3,344,333	3,494,333
100	927,606	3,710,425	1,540,425	3,210,425	3,310,425	3,460,425
125	906,412	3,625,649	1,455,649	3,125,649	3,225,649	3,375,649
150	885,218	3,540,873	1,370,873	3,040,873	3,140,873	3,290,873
175	864,025	3,456,101	1,286,101	2,956,101	3,056,101	3,206,101
200	842,831	3,371,325	1,201,325	2,871,325	2,971,325	3,121,325
225	821,637	3,286,549	1,116,549	2,786,549	2,886,549	3,036,549
250	800,444	3,201,776	1,031,776	2,701,776	2,801,776	2,951,776
275	779,250	3,117,000	947,000	2,617,000	2,717,000	2,867,000
300	758,056	3,032,224	862,224	2,532,224	2,632,224	2,782,224
325	736,863	2,947,452	777,452	2,447,452	2,547,452	2,697,452

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	1,902,829	7,611,318	5,441,318	7,111,318	7,211,318	7,361,318
20	1,885,874	7,543,498	5,373,498	7,043,498	7,143,498	7,293,498
30	1,877,397	7,509,589	5,339,589	7,009,589	7,109,589	7,259,589
50	1,860,442	7,441,769	5,271,769	6,941,769	7,041,769	7,191,769
70	1,843,487	7,373,949	5,203,949	6,873,949	6,973,949	7,123,949
90	1,826,532	7,306,129	5,136,129	6,806,129	6,906,129	7,056,129
100	1,818,054	7,272,217	5,102,217	6,772,217	6,872,217	7,022,217
125	1,796,861	7,187,445	5,017,445	6,687,445	6,787,445	6,937,445
150	1,775,667	7,102,669	4,932,669	6,602,669	6,702,669	6,852,669
175	1,754,473	7,017,893	4,847,893	6,517,893	6,617,893	6,767,893
200	1,733,280	6,933,120	4,763,120	6,433,120	6,533,120	6,683,120
225	1,712,086	6,848,344	4,678,344	6,348,344	6,448,344	6,598,344
250	1,690,892	6,763,568	4,593,568	6,263,568	6,363,568	6,513,568
275	1,669,699	6,678,796	4,508,796	6,178,796	6,278,796	6,428,796
300	1,648,505	6,594,020	4,424,020	6,094,020	6,194,020	6,344,020
325	1,627,311	6,509,244	4,339,244	6,009,244	6,109,244	6,259,244

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 4

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

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

Site area	0.14 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

1- South Hatfield**Private values** £4844 ps/m

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	-139,569	-1,000,242	-3,170,242	-1,500,242	-1,400,242	-1,250,242
20	-159,852	-1,145,607	-3,315,607	-1,645,607	-1,545,607	-1,395,607
30	-169,994	-1,218,289	-3,388,289	-1,718,289	-1,618,289	-1,468,289
50	-190,277	-1,363,654	-3,533,654	-1,863,654	-1,763,654	-1,613,654
70	-210,561	-1,509,019	-3,679,019	-2,009,019	-1,909,019	-1,759,019
90	-230,844	-1,654,384	-3,824,384	-2,154,384	-2,054,384	-1,904,384
100	-240,986	-1,727,067	-3,897,067	-2,227,067	-2,127,067	-1,977,067
125	-266,340	-1,908,773	-4,078,773	-2,408,773	-2,308,773	-2,158,773
150	-291,696	-2,090,487	-4,260,487	-2,590,487	-2,490,487	-2,340,487
175	-317,050	-2,272,193	-4,442,193	-2,772,193	-2,672,193	-2,522,193
200	-342,405	-2,453,897	-4,623,897	-2,953,897	-2,853,897	-2,703,897
225	-367,759	-2,635,605	-4,805,605	-3,135,605	-3,035,605	-2,885,605
250	-393,113	-2,817,312	-4,987,312	-3,317,312	-3,217,312	-3,067,312
275	-418,468	-2,999,018	-5,169,018	-3,499,018	-3,399,018	-3,249,018
300	-443,822	-3,180,724	-5,350,724	-3,680,724	-3,580,724	-3,430,724
325	-469,176	-3,362,430	-5,532,430	-3,862,430	-3,762,430	-3,612,430

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 ps/m

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	-34,357	-246,227	-2,416,227	-746,227	-646,227	-496,227
20	-54,641	-391,592	-2,561,592	-891,592	-791,592	-641,592
30	-64,783	-464,275	-2,634,275	-964,275	-864,275	-714,275
50	-85,066	-609,640	-2,779,640	-1,109,640	-1,009,640	-859,640
70	-105,351	-755,012	-2,925,012	-1,255,012	-1,155,012	-1,005,012
90	-125,634	-900,377	-3,070,377	-1,400,377	-1,300,377	-1,150,377
100	-135,776	-973,059	-3,143,059	-1,473,059	-1,373,059	-1,223,059
125	-161,130	-1,154,766	-3,324,766	-1,654,766	-1,554,766	-1,404,766
150	-186,484	-1,336,472	-3,506,472	-1,836,472	-1,736,472	-1,586,472
175	-211,839	-1,518,178	-3,688,178	-2,018,178	-1,918,178	-1,768,178
200	-237,193	-1,699,885	-3,869,885	-2,199,885	-2,099,885	-1,949,885
225	-262,548	-1,881,591	-4,051,591	-2,381,591	-2,281,591	-2,131,591
250	-287,902	-2,063,297	-4,233,297	-2,563,297	-2,463,297	-2,313,297
275	-313,256	-2,245,003	-4,415,003	-2,745,003	-2,645,003	-2,495,003
300	-338,611	-2,426,710	-4,596,710	-2,926,710	-2,826,710	-2,676,710
325	-363,966	-2,608,423	-4,778,423	-3,108,423	-3,008,423	-2,858,423

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 ps/m

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	69,789	500,151	-1,669,849	151	100,151	250,151
20	49,810	356,972	-1,813,028	-143,028	-43,028	106,972
30	39,821	285,383	-1,884,617	-214,617	-114,617	35,383
50	19,841	142,197	-2,027,803	-357,803	-257,803	-107,803
70	-19	-97	-2,170,987	-500,987	-400,987	-250,987
90	-20,423	-146,362	-2,316,362	-646,362	-546,362	-396,362
100	-30,564	-219,045	-2,389,045	-719,045	-619,045	-469,045
125	-55,919	-400,751	-2,570,751	-900,751	-800,751	-650,751
150	-81,273	-582,457	-2,752,457	-1,082,457	-982,457	-832,457
175	-106,627	-764,164	-2,934,164	-1,264,164	-1,164,164	-1,014,164
200	-131,982	-945,870	-3,115,870	-1,445,870	-1,345,870	-1,195,870
225	-157,336	-1,127,576	-3,297,576	-1,627,576	-1,527,576	-1,377,576
250	-182,692	-1,309,290	-3,479,290	-1,809,290	-1,709,290	-1,559,290
275	-208,046	-1,490,996	-3,660,996	-1,990,996	-1,890,996	-1,740,996
300	-233,400	-1,672,702	-3,842,702	-2,172,702	-2,072,702	-1,922,702
325	-258,755	-1,854,409	-4,024,409	-2,354,409	-2,254,409	-2,104,409

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	#N/A	£0	£0
		£0	£30

4- Welwyn, Oaklands, Mardley Heath and Digswell Private values £5382 ps/m

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	207,962	1,490,393	-679,607	990,393	1,090,393	1,240,393
20	187,983	1,347,215	-822,785	847,215	947,215	1,097,215
30	177,993	1,275,618	-894,382	775,618	875,618	1,025,618
50	158,015	1,132,440	-1,037,580	632,440	732,440	882,440
70	138,036	989,261	-1,180,739	489,261	589,261	739,261
90	118,057	846,075	-1,323,925	346,075	446,075	596,075
100	108,068	774,486	-1,395,514	274,486	374,486	524,486
125	83,094	595,509	-1,574,491	95,509	195,509	345,509
150	58,121	416,532	-1,753,468	-83,468	16,532	166,532
175	33,147	237,555	-1,932,445	-262,445	-162,445	-12,445
200	8,175	58,586	-2,111,414	-441,414	-341,414	-191,414
225	-17,056	-122,233	-2,292,233	-622,233	-522,233	-372,233
250	-42,410	-303,939	-2,473,939	-803,939	-703,939	-553,939
275	-67,765	-485,646	-2,655,646	-985,646	-885,646	-735,646
300	-93,119	-667,352	-2,837,352	-1,167,352	-1,067,352	-917,352
325	-118,473	-849,058	-3,019,058	-1,349,058	-1,249,058	-1,099,058

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£125	£150	£150

5- Brookman's Park, Little Heath, Cuffley, Essendon Private values £6781 ps/m

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	1,106,068	7,926,950	5,756,950	7,426,950	7,526,950	7,676,950
20	1,086,108	7,783,772	5,613,772	7,283,772	7,383,772	7,533,772
30	1,076,118	7,712,182	5,542,182	7,212,182	7,312,182	7,462,182
50	1,056,140	7,569,004	5,399,004	7,069,004	7,169,004	7,319,004
70	1,036,161	7,425,818	5,255,818	6,925,818	7,025,818	7,175,818
90	1,016,182	7,282,639	5,112,639	6,782,639	6,882,639	7,032,639
100	1,006,193	7,211,050	5,041,050	6,711,050	6,811,050	6,961,050
125	981,220	7,032,073	4,862,073	6,532,073	6,632,073	6,782,073
150	956,246	6,853,097	4,683,097	6,353,097	6,453,097	6,603,097
175	931,273	6,674,120	4,504,120	6,174,120	6,274,120	6,424,120
200	906,299	6,495,143	4,325,143	5,995,143	6,095,143	6,245,143
225	881,325	6,316,166	4,146,166	5,816,166	5,916,166	6,066,166
250	856,352	6,137,189	3,967,189	5,637,189	5,737,189	5,887,189
275	831,378	5,958,212	3,788,212	5,458,212	5,558,212	5,708,212
300	806,406	5,779,243	3,609,243	5,279,243	5,379,243	5,529,243
325	781,432	5,600,266	3,430,266	5,100,266	5,200,266	5,350,266

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

Site area	0.20 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

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	-867.118	-4,335.592	-5,505.592	-4,835.592	-4,735.592	-4,585.592
20	-901.456	-4,507.280	-5,677.280	-5,007.280	-4,907.280	-4,757.280
30	-918.626	-4,593.130	-5,763.130	-5,093.130	-4,993.130	-4,843.130
50	-952.964	-4,764.819	-5,934.819	-5,264.819	-5,164.819	-5,014.819
70	-987.302	-4,936.512	-6,106.512	-5,436.512	-5,336.512	-5,186.512
90	-1,021.641	-5,108.206	-6,278.206	-5,608.206	-5,508.206	-5,358.206
100	-1,038.810	-5,194.050	-6,364.050	-5,694.050	-5,594.050	-5,444.050
125	-1,081.733	-5,408.664	-6,578.664	-5,908.664	-5,808.664	-5,658.664
150	-1,124.656	-5,623.282	-6,793.282	-6,123.282	-6,023.282	-5,873.282
175	-1,167.579	-5,837.896	-7,007.896	-6,337.896	-6,237.896	-6,087.896
200	-1,210.502	-6,052.509	-7,222.509	-6,552.509	-6,452.509	-6,302.509
225	-1,253.425	-6,267.123	-7,437.123	-6,767.123	-6,667.123	-6,517.123
250	-1,296.348	-6,481.741	-7,651.741	-6,981.741	-6,881.741	-6,731.741
275	-1,339.271	-6,696.355	-7,866.355	-7,196.355	-7,096.355	-6,946.355
300	-1,382.194	-6,910.968	-8,080.968	-7,410.968	-7,310.968	-7,160.968
325	-1,425.117	-7,125.586	-8,295.586	-7,625.586	-7,525.586	-7,375.586

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	-701.003	-3,505.016	-5,675.016	-4,005.016	-3,905.016	-3,755.016
20	-735.341	-3,676.705	-5,846.705	-4,176.705	-4,076.705	-3,926.705
30	-752.511	-3,762.554	-5,932.554	-4,262.554	-4,162.554	-4,012.554
50	-786.849	-3,934.243	-6,104.243	-4,434.243	-4,334.243	-4,184.243
70	-821.187	-4,105.936	-6,275.936	-4,605.936	-4,505.936	-4,355.936
90	-855.526	-4,277.630	-6,447.630	-4,777.630	-4,677.630	-4,527.630
100	-872.695	-4,363.475	-6,533.475	-4,863.475	-4,763.475	-4,613.475
125	-915.618	-4,578.088	-6,748.088	-5,078.088	-4,978.088	-4,828.088
150	-958.541	-4,792.706	-6,962.706	-5,292.706	-5,192.706	-5,042.706
175	-1,001.464	-5,007.320	-7,177.320	-5,507.320	-5,407.320	-5,257.320
200	-1,044.387	-5,221.933	-7,391.933	-5,721.933	-5,621.933	-5,471.933
225	-1,087.309	-5,436.547	-7,606.547	-5,936.547	-5,836.547	-5,686.547
250	-1,130.233	-5,651.165	-7,821.165	-6,151.165	-6,051.165	-5,901.165
275	-1,173.156	-5,865.779	-8,035.779	-6,365.779	-6,265.779	-6,115.779
300	-1,216.078	-6,080.392	-8,250.392	-6,580.392	-6,480.392	-6,330.392
325	-1,259.002	-6,295.011	-8,465.011	-6,795.011	-6,695.011	-6,545.011

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	-534.888	-2,674.440	-4,844.440	-3,174.440	-3,074.440	-2,924.440
20	-569.226	-2,846.129	-5,016.129	-3,346.129	-3,246.129	-3,096.129
30	-586.396	-2,931.978	-5,101.978	-3,431.978	-3,331.978	-3,181.978
50	-620.733	-3,103.667	-5,273.667	-3,603.667	-3,503.667	-3,353.667
70	-655.072	-3,275.361	-5,445.361	-3,775.361	-3,675.361	-3,525.361
90	-689.411	-3,447.054	-5,617.054	-3,947.054	-3,847.054	-3,697.054
100	-706.580	-3,532.899	-5,702.899	-4,032.899	-3,932.899	-3,782.899
125	-749.502	-3,747.512	-5,917.512	-4,247.512	-4,147.512	-3,997.512
150	-792.426	-3,962.131	-6,132.131	-4,462.131	-4,362.131	-4,212.131
175	-835.349	-4,176.744	-6,346.744	-4,676.744	-4,576.744	-4,426.744
200	-878.272	-4,391.358	-6,561.358	-4,891.358	-4,791.358	-4,641.358
225	-921.194	-4,605.971	-6,775.971	-5,105.971	-5,005.971	-4,855.971
250	-964.118	-4,820.589	-6,990.589	-5,320.589	-5,220.589	-5,070.589
275	-1,007.041	-5,035.203	-7,205.203	-5,535.203	-5,435.203	-5,285.203
300	-1,049.963	-5,249.816	-7,419.816	-5,749.816	-5,649.816	-5,499.816
325	-1,092.887	-5,464.435	-7,634.435	-5,964.435	-5,864.435	-5,714.435

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	-313.401	-1,567.006	-3,737.006	-2,067.006	-1,967.006	-1,817.006
20	-347.739	-1,738.694	-3,908.694	-2,238.694	-2,138.694	-1,988.694
30	-364.909	-1,824.544	-3,994.544	-2,324.544	-2,224.544	-2,074.544
50	-399.246	-1,996.232	-4,166.232	-2,496.232	-2,396.232	-2,246.232
70	-433.585	-2,167.926	-4,337.926	-2,667.926	-2,567.926	-2,417.926
90	-467.924	-2,339.620	-4,509.620	-2,839.620	-2,739.620	-2,589.620
100	-485.093	-2,425.464	-4,595.464	-2,925.464	-2,825.464	-2,675.464
125	-528.016	-2,640.078	-4,810.078	-3,140.078	-3,040.078	-2,890.078
150	-570.939	-2,854.696	-5,024.696	-3,354.696	-3,254.696	-3,104.696
175	-613.862	-3,069.310	-5,239.310	-3,569.310	-3,469.310	-3,319.310
200	-656.785	-3,283.923	-5,453.923	-3,783.923	-3,683.923	-3,533.923
225	-699.707	-3,498.537	-5,668.537	-3,998.537	-3,898.537	-3,748.537
250	-742.631	-3,713.155	-5,883.155	-4,213.155	-4,113.155	-3,963.155
275	-785.554	-3,927.769	-6,097.769	-4,427.769	-4,327.769	-4,177.769
300	-828.476	-4,142.382	-6,312.382	-4,642.382	-4,542.382	-4,392.382
325	-871.399	-4,356.995	-6,526.995	-4,856.995	-4,756.995	-4,606.995

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	1,109.337	5,546.686	3,376.686	5,046.686	5,146.686	5,296.686
20	1,075.515	5,377.576	3,207.576	4,877.576	4,977.576	5,127.576
30	1,058.604	5,293.020	3,123.020	4,793.020	4,893.020	5,043.020
50	1,024.782	5,123.910	2,953.910	4,623.910	4,723.910	4,873.910
70	990.959	4,954.795	2,784.795	4,454.795	4,554.795	4,704.795
90	957.137	4,785.685	2,615.685	4,285.685	4,385.685	4,535.685
100	940.226	4,701.130	2,531.130	4,201.130	4,301.130	4,451.130
125	897.947	4,489.737	2,319.737	3,989.737	4,089.737	4,239.737
150	855.670	4,278.350	2,108.350	3,778.350	3,878.350	4,028.350
175	813.392	4,066.962	1,896.962	3,566.962	3,666.962	3,816.962
200	771.114	3,855.569	1,685.569	3,355.569	3,455.569	3,605.569
225	728.836	3,644.181	1,474.181	3,144.181	3,244.181	3,394.181
250	686.559	3,432.794	1,262.794	2,932.794	3,032.794	3,182.794
275	644.280	3,221.401	1,051.401	2,721.401	2,821.401	2,971.401
300	602.003	3,010.013	840.013	2,510.013	2,610.013	2,760.013
325	559.725	2,798.626	628.626	2,298.626	2,398.626	2,548.626

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 6

Houses
No of units 50 units
Density: 40 dph

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

Site area	1.79 ha
Net to gross	70%

Growth	
Sales	0%
Build	0%

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	3,650,661	2,044,370	-125,630	1,544,370	1,644,370	1,794,370
20	3,580,369	2,005,007	-164,993	1,505,007	1,605,007	1,755,007
30	3,545,224	1,985,325	-184,675	1,485,325	1,585,325	1,735,325
50	3,474,932	1,945,962	-224,038	1,445,962	1,545,962	1,695,962
70	3,404,641	1,906,599	-263,401	1,406,599	1,506,599	1,656,599
90	3,334,350	1,867,236	-302,764	1,367,236	1,467,236	1,617,236
100	3,299,205	1,847,555	-322,445	1,347,555	1,447,555	1,597,555
125	3,211,296	1,798,326	-371,674	1,298,326	1,398,326	1,548,326
150	3,122,092	1,748,371	-421,629	1,248,371	1,348,371	1,498,371
175	3,032,887	1,698,416	-471,584	1,198,416	1,298,416	1,448,416
200	2,943,682	1,648,462	-521,538	1,148,462	1,248,462	1,398,462
225	2,854,477	1,598,507	-571,493	1,098,507	1,198,507	1,348,507
250	2,765,273	1,548,553	-621,447	1,048,553	1,148,553	1,298,553
275	2,676,068	1,498,598	-671,402	998,598	1,098,598	1,248,598
300	2,586,864	1,448,644	-721,356	948,644	1,048,644	1,198,644
325	2,497,659	1,398,689	-771,311	898,689	998,689	1,148,689

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	4,234,242	2,371,175	201,175	1,871,175	1,971,175	2,121,175
20	4,163,950	2,331,812	161,812	1,831,812	1,931,812	2,081,812
30	4,128,805	2,312,131	142,131	1,812,131	1,912,131	2,062,131
50	4,058,513	2,272,768	102,768	1,772,768	1,872,768	2,022,768
70	3,988,223	2,233,405	63,405	1,733,405	1,833,405	1,983,405
90	3,917,931	2,194,041	24,041	1,694,041	1,794,041	1,944,041
100	3,882,786	2,174,360	4,360	1,674,360	1,774,360	1,924,360
125	3,794,921	2,125,156	-44,844	1,625,156	1,725,156	1,875,156
150	3,707,058	2,075,952	-94,048	1,575,952	1,675,952	1,825,952
175	3,619,194	2,026,749	-143,251	1,526,749	1,626,749	1,776,749
200	3,531,329	1,977,544	-192,456	1,477,544	1,577,544	1,727,544
225	3,443,465	1,928,341	-241,659	1,428,341	1,528,341	1,678,341
250	3,355,602	1,879,137	-290,863	1,379,137	1,479,137	1,629,137
275	3,266,919	1,829,475	-340,525	1,329,475	1,429,475	1,579,475
300	3,177,715	1,779,520	-390,480	1,279,520	1,379,520	1,529,520
325	3,088,510	1,729,565	-440,435	1,229,565	1,329,565	1,479,565

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£100	£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	4,817,823	2,697,981	527,981	2,197,981	2,297,981	2,447,981
20	4,747,532	2,658,618	488,618	2,158,618	2,258,618	2,408,618
30	4,712,386	2,638,936	468,936	2,138,936	2,238,936	2,388,936
50	4,642,095	2,599,573	429,573	2,099,573	2,199,573	2,349,573
70	4,571,804	2,560,210	390,210	2,060,210	2,160,210	2,310,210
90	4,501,512	2,520,847	350,847	2,020,847	2,120,847	2,270,847
100	4,466,367	2,501,166	331,166	2,001,166	2,101,166	2,251,166
125	4,378,503	2,451,961	281,961	1,951,961	2,051,961	2,201,961
150	4,290,639	2,402,758	232,758	1,902,758	2,002,758	2,152,758
175	4,202,775	2,353,554	183,554	1,853,554	1,953,554	2,103,554
200	4,114,910	2,304,350	134,350	1,804,350	1,904,350	2,054,350
225	4,027,047	2,255,146	85,146	1,755,146	1,855,146	2,005,146
250	3,939,183	2,205,942	35,942	1,705,942	1,805,942	1,955,942
275	3,851,318	2,156,738	-13,262	1,656,738	1,756,738	1,906,738
300	3,763,455	2,107,535	-62,465	1,607,535	1,707,535	1,857,535
325	3,675,591	2,058,331	-111,669	1,558,331	1,658,331	1,808,331

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£250	£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	5,595,931	3,133,722	963,722	2,633,722	2,733,722	2,883,722
20	5,525,641	3,094,359	924,359	2,594,359	2,694,359	2,844,359
30	5,490,495	3,074,677	904,677	2,574,677	2,674,677	2,824,677
50	5,420,204	3,035,314	865,314	2,535,314	2,635,314	2,785,314
70	5,349,912	2,995,951	825,951	2,495,951	2,595,951	2,745,951
90	5,279,621	2,956,588	786,588	2,456,588	2,556,588	2,706,588
100	5,244,475	2,936,906	766,906	2,436,906	2,536,906	2,686,906
125	5,156,612	2,887,703	717,703	2,387,703	2,487,703	2,637,703
150	5,068,747	2,838,498	668,498	2,338,498	2,438,498	2,588,498
175	4,980,883	2,789,295	619,295	2,289,295	2,389,295	2,539,295
200	4,893,020	2,740,091	570,091	2,240,091	2,340,091	2,490,091
225	4,805,155	2,690,887	520,887	2,190,887	2,290,887	2,440,887
250	4,717,291	2,641,683	471,683	2,141,683	2,241,683	2,391,683
275	4,629,428	2,592,479	422,479	2,092,479	2,192,479	2,342,479
300	4,541,563	2,543,275	373,275	2,043,275	2,143,275	2,293,275
325	4,453,699	2,494,072	324,072	1,994,072	2,094,072	2,244,072

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	10,634,637	5,955,397	3,785,397	5,455,397	5,555,397	5,705,397
20	10,565,403	5,916,626	3,746,626	5,416,626	5,516,626	5,666,626
30	10,530,785	5,897,239	3,727,239	5,397,239	5,497,239	5,647,239
50	10,461,550	5,858,468	3,688,468	5,358,468	5,458,468	5,608,468
70	10,392,315	5,819,696	3,649,696	5,319,696	5,419,696	5,569,696
90	10,323,081	5,780,925	3,610,925	5,280,925	5,380,925	5,530,925
100	10,288,464	5,761,540	3,591,540	5,261,540	5,361,540	5,511,540
125	10,201,920	5,713,075	3,543,075	5,213,075	5,313,075	5,463,075
150	10,115,376	5,664,611	3,494,611	5,164,611	5,264,611	5,414,611
175	10,028,833	5,616,147	3,446,147	5,116,147	5,216,147	5,366,147
200	9,942,289	5,567,682	3,397,682	5,067,682	5,167,682	5,317,682
225	9,855,745	5,519,217	3,349,217	5,019,217	5,119,217	5,269,217
250	9,769,203	5,470,753	3,300,753	4,970,753	5,070,753	5,220,753
275	9,682,659	5,422,289	3,252,289	4,922,289	5,022,289	5,172,289
300	9,596,115	5,373,824	3,203,824	4,873,824	4,973,824	5,123,824
325	9,509,572	5,325,360	3,155,360	4,825,360	4,925,360	5,075,360

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 7

Houses
No of units 70 units
Density: 30 dph

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

Site area	3.11 ha
Net to gross	75%

Growth	0%
Sales	0%
Build	0%

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	4,813,035	1,547,047	-622,953	1,047,047	1,147,047	1,297,047
20	4,686,038	1,506,227	-663,773	1,006,227	1,106,227	1,256,227
30	4,622,540	1,485,816	-684,184	985,816	1,085,816	1,235,816
50	4,495,543	1,444,996	-725,004	944,996	1,044,996	1,194,996
70	4,368,547	1,404,176	-765,824	904,176	1,004,176	1,154,176
90	4,241,550	1,363,355	-806,645	863,355	963,355	1,113,355
100	4,178,052	1,342,945	-827,055	842,945	942,945	1,092,945
125	4,016,955	1,291,164	-878,836	791,164	891,164	1,041,164
150	3,855,787	1,239,360	-930,640	739,360	839,360	989,360
175	3,694,619	1,187,556	-982,444	687,556	787,556	937,556
200	3,533,451	1,135,752	-1,034,248	635,752	735,752	885,752
225	3,372,283	1,083,948	-1,086,052	583,948	683,948	833,948
250	3,211,115	1,032,144	-1,137,856	532,144	632,144	782,144
275	3,049,947	980,340	-1,189,660	480,340	580,340	730,340
300	2,888,779	928,536	-1,241,464	428,536	528,536	678,536
325	2,727,611	876,732	-1,293,268	376,732	476,732	626,732

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	5,570,754	1,790,600	-379,400	1,290,600	1,390,600	1,540,600
20	5,443,757	1,749,779	-420,221	1,249,779	1,349,779	1,499,779
30	5,380,259	1,729,369	-440,631	1,229,369	1,329,369	1,479,369
50	5,253,263	1,688,549	-481,451	1,188,549	1,288,549	1,438,549
70	5,126,266	1,647,728	-522,272	1,147,728	1,247,728	1,397,728
90	4,999,269	1,606,908	-563,092	1,106,908	1,206,908	1,356,908
100	4,935,770	1,586,498	-583,502	1,086,498	1,186,498	1,336,498
125	4,777,025	1,535,472	-634,528	1,035,472	1,135,472	1,285,472
150	4,618,279	1,484,447	-685,553	984,447	1,084,447	1,234,447
175	4,459,532	1,433,421	-736,579	933,421	1,033,421	1,183,421
200	4,300,609	1,382,395	-787,601	882,399	982,399	1,132,399
225	4,139,441	1,330,535	-839,465	830,535	930,535	1,080,535
250	3,978,273	1,278,731	-891,269	778,731	878,731	1,028,731
275	3,817,105	1,226,927	-943,073	726,927	826,927	976,927
300	3,655,937	1,175,122	-994,878	675,122	775,122	925,122
325	3,494,768	1,123,318	-1,046,682	623,318	723,318	873,318

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	6,328,473	2,034,152	-135,848	1,534,152	1,634,152	1,784,152
20	6,201,477	1,993,332	-176,668	1,493,332	1,593,332	1,743,332
30	6,137,978	1,972,922	-197,078	1,472,922	1,572,922	1,722,922
50	6,010,982	1,932,101	-237,899	1,432,101	1,532,101	1,682,101
70	5,883,984	1,891,281	-278,719	1,391,281	1,491,281	1,641,281
90	5,756,988	1,850,460	-319,540	1,350,460	1,450,460	1,600,460
100	5,693,489	1,830,050	-339,950	1,330,050	1,430,050	1,580,050
125	5,534,744	1,779,025	-390,975	1,279,025	1,379,025	1,529,025
150	5,375,998	1,727,999	-442,001	1,227,999	1,327,999	1,477,999
175	5,217,252	1,676,974	-493,026	1,176,974	1,276,974	1,426,974
200	5,058,505	1,625,948	-544,052	1,125,948	1,225,948	1,375,948
225	4,899,760	1,574,923	-595,077	1,074,923	1,174,923	1,324,923
250	4,741,014	1,523,897	-646,103	1,023,897	1,123,897	1,273,897
275	4,582,268	1,472,872	-697,128	972,872	1,072,872	1,222,872
300	4,423,094	1,421,709	-748,291	921,709	1,021,709	1,171,709
325	4,261,926	1,369,905	-800,095	869,905	969,905	1,119,905

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	7,338,766	2,358,889	188,889	1,858,889	1,958,889	2,108,889
20	7,211,768	2,318,068	148,068	1,818,068	1,918,068	2,068,068
30	7,148,270	2,297,658	127,658	1,797,658	1,897,658	2,047,658
50	7,021,273	2,256,838	86,838	1,756,838	1,856,838	2,006,838
70	6,894,277	2,216,018	46,018	1,716,018	1,816,018	1,966,018
90	6,767,280	2,175,197	5,197	1,675,197	1,775,197	1,925,197
100	6,703,782	2,154,787	-15,213	1,654,787	1,754,787	1,904,787
125	6,545,036	2,103,761	-66,239	1,603,761	1,703,761	1,853,761
150	6,386,290	2,052,736	-117,264	1,552,736	1,652,736	1,802,736
175	6,227,544	2,001,711	-168,289	1,501,711	1,601,711	1,751,711
200	6,068,798	1,950,685	-219,315	1,450,685	1,550,685	1,700,685
225	5,910,052	1,899,659	-270,341	1,399,659	1,499,659	1,649,659
250	5,751,306	1,848,634	-321,366	1,348,634	1,448,634	1,598,634
275	5,592,560	1,797,609	-372,391	1,297,609	1,397,609	1,547,609
300	5,433,814	1,746,583	-423,417	1,246,583	1,346,583	1,496,583
325	5,275,069	1,695,558	-474,442	1,195,558	1,295,558	1,445,558

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	13,879,899	4,461,396	2,291,396	3,961,396	4,061,396	4,211,396
20	13,754,811	4,421,189	2,251,189	3,921,189	4,021,189	4,171,189
30	13,692,267	4,401,086	2,231,086	3,901,086	4,001,086	4,151,086
50	13,567,179	4,360,879	2,180,879	3,860,879	3,960,879	4,110,879
70	13,442,091	4,320,672	2,150,672	3,820,672	3,920,672	4,070,672
90	13,317,002	4,280,465	2,110,465	3,780,465	3,880,465	4,030,465
100	13,254,458	4,260,362	2,090,362	3,760,362	3,860,362	4,010,362
125	13,098,099	4,210,103	2,040,103	3,710,103	3,810,103	3,960,103
150	12,941,738	4,159,844	1,989,844	3,659,844	3,759,844	3,909,844
175	12,785,378	4,109,586	1,939,586	3,609,586	3,709,586	3,859,586
200	12,629,018	4,059,327	1,889,327	3,559,327	3,659,327	3,809,327
225	12,472,658	4,009,069	1,839,069	3,509,069	3,609,069	3,759,069
250	12,316,298	3,958,810	1,788,810	3,458,810	3,558,810	3,708,810
275	12,159,459	3,908,398	1,738,398	3,408,398	3,508,398	3,658,398
300	12,000,713	3,857,372	1,687,372	3,357,372	3,457,372	3,607,372
325	11,841,968	3,806,347	1,636,347	3,306,347	3,406,347	3,556,347

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 8

Flats	
No of units	100 units
Density:	100 dph

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

Site area	1.00 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

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	-3,271.904	-3,271.904	-5,441.904	-3,771.904	-3,671.904	-3,521.904
20	-3,413.357	-3,413.357	-5,583.357	-3,913.357	-3,813.357	-3,663.357
30	-3,484.083	-3,484.083	-5,654.083	-3,984.083	-3,884.083	-3,734.083
50	-3,625.535	-3,625.535	-5,795.535	-4,125.535	-4,025.535	-3,875.535
70	-3,766.986	-3,766.986	-5,936.986	-4,266.986	-4,166.986	-4,016.986
90	-3,908.439	-3,908.439	-6,078.439	-4,408.439	-4,308.439	-4,158.439
100	-3,979.165	-3,979.165	-6,149.165	-4,479.165	-4,379.165	-4,229.165
125	-4,155.979	-4,155.979	-6,325.979	-4,655.979	-4,555.979	-4,405.979
150	-4,332.794	-4,332.794	-6,502.794	-4,832.794	-4,732.794	-4,582.794
175	-4,509.610	-4,509.610	-6,679.610	-5,009.610	-4,909.610	-4,759.610
200	-4,686.424	-4,686.424	-6,856.424	-5,186.424	-5,086.424	-4,936.424
225	-4,863.239	-4,863.239	-7,033.239	-5,363.239	-5,263.239	-5,113.239
250	-5,040.054	-5,040.054	-7,210.054	-5,540.054	-5,440.054	-5,290.054
275	-5,216.869	-5,216.869	-7,386.869	-5,716.869	-5,616.869	-5,466.869
300	-5,393.684	-5,393.684	-7,563.684	-5,893.684	-5,793.684	-5,643.684
325	-5,570.499	-5,570.499	-7,740.499	-6,070.499	-5,970.499	-5,820.499

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	-2,577.497	-2,577.497	-4,747.497	-3,077.497	-2,977.497	-2,827.497
20	-2,718.949	-2,718.949	-4,888.949	-3,218.949	-3,118.949	-2,968.949
30	-2,789.674	-2,789.674	-4,959.674	-3,289.674	-3,189.674	-3,039.674
50	-2,931.127	-2,931.127	-5,101.127	-3,431.127	-3,331.127	-3,181.127
70	-3,072.578	-3,072.578	-5,242.578	-3,572.578	-3,472.578	-3,322.578
90	-3,214.031	-3,214.031	-5,384.031	-3,714.031	-3,614.031	-3,464.031
100	-3,284.757	-3,284.757	-5,454.757	-3,784.757	-3,684.757	-3,534.757
125	-3,461.572	-3,461.572	-5,631.572	-3,961.572	-3,861.572	-3,711.572
150	-3,638.386	-3,638.386	-5,808.386	-4,138.386	-4,038.386	-3,888.386
175	-3,815.202	-3,815.202	-5,985.202	-4,315.202	-4,215.202	-4,065.202
200	-3,992.016	-3,992.016	-6,162.016	-4,492.016	-4,392.016	-4,242.016
225	-4,168.831	-4,168.831	-6,338.831	-4,668.831	-4,568.831	-4,418.831
250	-4,345.647	-4,345.647	-6,515.647	-4,845.647	-4,745.647	-4,595.647
275	-4,522.461	-4,522.461	-6,692.461	-5,022.461	-4,922.461	-4,772.461
300	-4,699.276	-4,699.276	-6,869.276	-5,199.276	-5,099.276	-4,949.276
325	-4,876.091	-4,876.091	-7,046.091	-5,376.091	-5,276.091	-5,126.091

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, Hx 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	-1,883.089	-1,883.089	-4,053.089	-2,383.089	-2,283.089	-2,133.089
20	-2,024.541	-2,024.541	-4,194.541	-2,524.541	-2,424.541	-2,274.541
30	-2,095.266	-2,095.266	-4,265.266	-2,595.266	-2,495.266	-2,345.266
50	-2,236.719	-2,236.719	-4,406.719	-2,736.719	-2,636.719	-2,486.719
70	-2,378.170	-2,378.170	-4,548.170	-2,878.170	-2,778.170	-2,628.170
90	-2,519.623	-2,519.623	-4,689.623	-3,019.623	-2,919.623	-2,769.623
100	-2,590.349	-2,590.349	-4,760.349	-3,090.349	-2,990.349	-2,840.349
125	-2,767.164	-2,767.164	-4,937.164	-3,267.164	-3,167.164	-3,017.164
150	-2,943.978	-2,943.978	-5,113.978	-3,443.978	-3,343.978	-3,193.978
175	-3,120.794	-3,120.794	-5,290.794	-3,620.794	-3,520.794	-3,370.794
200	-3,297.608	-3,297.608	-5,467.608	-3,797.608	-3,697.608	-3,547.608
225	-3,474.423	-3,474.423	-5,644.423	-3,974.423	-3,874.423	-3,724.423
250	-3,651.239	-3,651.239	-5,821.239	-4,151.239	-4,051.239	-3,901.239
275	-3,828.053	-3,828.053	-5,998.053	-4,328.053	-4,228.053	-4,078.053
300	-4,004.868	-4,004.868	-6,174.868	-4,504.868	-4,404.868	-4,254.868
325	-4,181.683	-4,181.683	-6,351.683	-4,681.683	-4,581.683	-4,431.683

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	-957.212	-957.212	-3,127.212	-1,457.212	-1,357.212	-1,207.212
20	-1,098.664	-1,098.664	-3,268.664	-1,598.664	-1,498.664	-1,348.664
30	-1,169.390	-1,169.390	-3,339.390	-1,669.390	-1,569.390	-1,419.390
50	-1,310.841	-1,310.841	-3,480.841	-1,810.841	-1,710.841	-1,560.841
70	-1,452.294	-1,452.294	-3,622.294	-1,952.294	-1,852.294	-1,702.294
90	-1,593.745	-1,593.745	-3,763.745	-2,093.745	-1,993.745	-1,843.745
100	-1,664.472	-1,664.472	-3,834.472	-2,164.472	-2,064.472	-1,914.472
125	-1,841.286	-1,841.286	-4,011.286	-2,341.286	-2,241.286	-2,091.286
150	-2,018.102	-2,018.102	-4,188.102	-2,518.102	-2,418.102	-2,268.102
175	-2,194.916	-2,194.916	-4,364.916	-2,694.916	-2,594.916	-2,444.916
200	-2,371.731	-2,371.731	-4,541.731	-2,871.731	-2,771.731	-2,621.731
225	-2,548.547	-2,548.547	-4,718.547	-3,048.547	-2,948.547	-2,798.547
250	-2,725.361	-2,725.361	-4,895.361	-3,225.361	-3,125.361	-2,975.361
275	-2,902.176	-2,902.176	-5,072.176	-3,402.176	-3,302.176	-3,152.176
300	-3,078.991	-3,078.991	-5,248.991	-3,578.991	-3,478.991	-3,328.991
325	-3,255.806	-3,255.806	-5,425.806	-3,755.806	-3,655.806	-3,505.806

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	4,905.625	4,905.625	2,735.625	4,405.625	4,505.625	4,655.625
20	4,768.393	4,768.393	2,598.393	4,268.393	4,368.393	4,518.393
30	4,699.777	4,699.777	2,529.777	4,199.777	4,299.777	4,449.777
50	4,562.544	4,562.544	2,392.544	4,062.544	4,162.544	4,312.544
70	4,425.313	4,425.313	2,255.313	3,925.313	4,025.313	4,175.313
90	4,288.081	4,288.081	2,118.081	3,788.081	3,888.081	4,038.081
100	4,219.464	4,219.464	2,049.464	3,719.464	3,819.464	3,969.464
125	4,047.924	4,047.924	1,877.924	3,547.924	3,647.924	3,797.924
150	3,876.384	3,876.384	1,706.384	3,376.384	3,476.384	3,626.384
175	3,704.844	3,704.844	1,534.844	3,204.844	3,304.844	3,454.844
200	3,533.303	3,533.303	1,363.303	3,033.303	3,133.303	3,283.303
225	3,361.763	3,361.763	1,191.763	2,861.763	2,961.763	3,111.763
250	3,190.223	3,190.223	1,020.223	2,690.223	2,790.223	2,940.223
275	3,018.683	3,018.683	848.683	2,518.683	2,618.683	2,768.683
300	2,847.143	2,847.143	677.143	2,347.143	2,447.143	2,597.143
325	2,675.602	2,675.602	505.602	2,175.602	2,275.602	2,425.602

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 9

Houses
No of units 157 units
Density: 40 dph

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

Site area	5.23 ha
Net to gross	75%

Growth	
Sales	0%
Build	0%

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	9,799,014	1,874,811	-295,189	1,374,811	1,474,811	1,624,811
20	9,524,640	1,822,316	-347,684	1,322,316	1,422,316	1,572,316
30	9,387,453	1,796,069	-373,931	1,296,069	1,396,069	1,546,069
50	9,113,078	1,743,574	-426,426	1,243,574	1,343,574	1,493,574
70	8,838,704	1,691,079	-478,921	1,191,079	1,291,079	1,441,079
90	8,564,330	1,638,584	-531,416	1,138,584	1,238,584	1,388,584
100	8,426,238	1,612,163	-557,837	1,112,163	1,212,163	1,362,163
125	8,078,036	1,545,543	-624,457	1,045,543	1,145,543	1,295,543
150	7,729,836	1,478,923	-691,077	978,923	1,078,923	1,228,923
175	7,381,635	1,412,303	-757,697	912,303	1,012,303	1,162,303
200	7,033,434	1,345,683	-824,317	845,683	945,683	1,095,683
225	6,685,233	1,279,062	-890,938	779,062	879,062	1,029,062
250	6,337,032	1,212,442	-957,558	712,442	812,442	962,442
275	5,988,832	1,145,822	-1,024,178	645,822	745,822	895,822
300	5,640,631	1,079,202	-1,090,798	579,202	679,202	829,202
325	5,292,430	1,012,582	-1,157,418	512,582	612,582	762,582

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	11,379,113	2,177,126	7,126	1,677,126	1,777,126	1,927,126
20	11,104,739	2,124,631	-45,369	1,624,631	1,724,631	1,874,631
30	10,967,552	2,098,384	-71,616	1,598,384	1,698,384	1,848,384
50	10,693,178	2,045,889	-124,111	1,545,889	1,645,889	1,795,889
70	10,418,804	1,993,394	-176,606	1,493,394	1,593,394	1,743,394
90	10,144,430	1,940,899	-229,101	1,440,899	1,540,899	1,690,899
100	10,007,242	1,914,651	-255,349	1,414,651	1,514,651	1,664,651
125	9,664,274	1,849,032	-320,968	1,349,032	1,449,032	1,599,032
150	9,321,307	1,783,413	-386,587	1,283,413	1,383,413	1,533,413
175	8,978,339	1,717,794	-452,206	1,217,794	1,317,794	1,467,794
200	8,635,327	1,651,174	-518,216	1,151,174	1,251,174	1,401,174
225	8,285,126	1,585,164	-584,836	1,085,164	1,185,164	1,335,164
250	7,936,925	1,518,544	-651,456	1,018,544	1,118,544	1,268,544
275	7,588,724	1,451,924	-718,076	951,924	1,051,924	1,201,924
300	7,240,523	1,385,304	-784,696	885,304	985,304	1,135,304
325	6,892,323	1,318,684	-851,316	818,684	918,684	1,068,684

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£0	£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	12,959,212	2,479,441	309,441	1,979,441	2,079,441	2,229,441
20	12,684,838	2,426,946	256,946	1,926,946	2,026,946	2,176,946
30	12,547,651	2,400,698	230,698	1,900,698	2,000,698	2,150,698
50	12,273,277	2,348,203	178,203	1,848,203	1,948,203	2,098,203
70	11,998,903	2,295,708	125,708	1,795,708	1,895,708	2,045,708
90	11,724,528	2,243,213	73,213	1,743,213	1,843,213	1,993,213
100	11,587,342	2,216,966	46,966	1,716,966	1,816,966	1,966,966
125	11,244,373	2,151,347	-18,653	1,651,347	1,751,347	1,901,347
150	10,901,405	2,085,728	-84,272	1,585,728	1,685,728	1,835,728
175	10,558,436	2,020,109	-149,891	1,520,109	1,620,109	1,770,109
200	10,215,470	1,954,490	-215,510	1,454,490	1,554,490	1,704,490
225	9,872,503	1,888,872	-281,128	1,388,872	1,488,872	1,638,872
250	9,529,534	1,823,253	-346,747	1,323,253	1,423,253	1,573,253
275	9,186,566	1,757,634	-412,366	1,257,634	1,357,634	1,507,634
300	8,840,415	1,691,406	-478,594	1,191,406	1,291,406	1,441,406
325	8,492,214	1,624,786	-545,214	1,124,786	1,224,786	1,374,786

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	15,058,292	2,881,051	711,051	2,381,051	2,481,051	2,631,051
20	14,788,041	2,829,345	659,345	2,329,345	2,429,345	2,579,345
30	14,652,916	2,803,492	633,492	2,303,492	2,403,492	2,553,492
50	14,380,075	2,751,290	581,290	2,251,290	2,351,290	2,501,290
70	14,105,702	2,698,795	528,795	2,198,795	2,298,795	2,448,795
90	13,831,327	2,646,300	476,300	2,146,300	2,246,300	2,396,300
100	13,694,140	2,620,052	450,052	2,120,052	2,220,052	2,370,052
125	13,351,172	2,554,433	384,433	2,054,433	2,154,433	2,304,433
150	13,008,205	2,488,815	318,815	1,988,815	2,088,815	2,238,815
175	12,665,237	2,423,196	253,196	1,923,196	2,023,196	2,173,196
200	12,322,268	2,357,577	187,577	1,857,577	1,957,577	2,107,577
225	11,979,301	2,291,958	121,958	1,791,958	1,891,958	2,041,958
250	11,636,333	2,226,339	56,339	1,726,339	1,826,339	1,976,339
275	11,293,366	2,160,721	-9,279	1,660,721	1,760,721	1,910,721
300	10,950,398	2,095,102	-74,898	1,595,102	1,695,102	1,845,102
325	10,607,430	2,029,483	-140,517	1,529,483	1,629,483	1,779,483

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£250	£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	28,536,293	5,459,750	3,289,750	4,959,750	5,059,750	5,209,750
20	28,274,105	5,409,586	3,239,586	4,909,586	5,009,586	5,159,586
30	28,143,010	5,384,504	3,214,504	4,884,504	4,984,504	5,134,504
50	27,880,767	5,334,330	3,164,330	4,834,330	4,934,330	5,084,330
70	27,614,578	5,283,401	3,113,401	4,783,401	4,883,401	5,033,401
90	27,348,389	5,232,472	3,062,472	4,732,472	4,832,472	4,982,472
100	27,215,295	5,207,008	3,037,008	4,707,008	4,807,008	4,957,008
125	26,882,558	5,143,347	2,973,347	4,643,347	4,743,347	4,893,347
150	26,549,822	5,079,685	2,909,685	4,579,685	4,679,685	4,829,685
175	26,217,085	5,016,024	2,846,024	4,516,024	4,616,024	4,766,024
200	25,884,349	4,952,363	2,782,363	4,452,363	4,552,363	4,702,363
225	25,551,612	4,888,701	2,718,701	4,388,701	4,488,701	4,638,701
250	25,218,876	4,825,040	2,655,040	4,325,040	4,425,040	4,575,040
275	24,886,140	4,761,379	2,591,379	4,261,379	4,361,379	4,511,379
300	24,549,778	4,697,024	2,527,024	4,197,024	4,297,024	4,447,024
325	24,211,966	4,632,391	2,462,391	4,132,391	4,232,391	4,382,391

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 Openpace & 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
No of units 196 units
Density: 60 dph

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

Site area	4.3556 ha
Net to gross	75%

Growth	
Sales	0%
Build	0%

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	9,521,625	2,186,087	16,087	1,686,087	1,786,087	1,936,087
20	9,246,052	2,122,818	-47,182	1,622,818	1,722,818	1,872,818
30	9,108,265	2,091,183	-78,817	1,591,183	1,691,183	1,841,183
50	8,832,457	2,027,860	-142,140	1,527,860	1,627,860	1,777,860
70	8,552,679	1,963,625	-206,375	1,463,625	1,563,625	1,713,625
90	8,272,900	1,899,390	-270,610	1,399,390	1,499,390	1,649,390
100	8,133,011	1,867,273	-302,727	1,367,273	1,467,273	1,617,273
125	7,783,289	1,786,980	-383,020	1,286,980	1,386,980	1,536,980
150	7,433,566	1,706,686	-463,314	1,206,686	1,306,686	1,456,686
175	7,083,843	1,626,392	-543,608	1,126,392	1,226,392	1,376,392
200	6,734,120	1,546,099	-623,901	1,046,099	1,146,099	1,296,099
225	6,379,838	1,464,759	-705,241	964,759	1,064,759	1,214,759
250	6,024,780	1,383,240	-786,760	883,240	983,240	1,133,240
275	5,669,720	1,301,721	-868,279	801,721	901,721	1,051,721
300	5,314,662	1,220,203	-949,797	720,203	820,203	970,203
325	4,959,603	1,138,684	-1,031,316	638,684	738,684	888,684

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£0	£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	£11,343,610	2,604,400	434,400	2,104,400	2,204,400	2,354,400
20	11,068,036	2,541,131	371,131	2,041,131	2,141,131	2,291,131
30	10,930,249	2,509,496	339,496	2,009,496	2,109,496	2,259,496
50	10,654,675	2,446,226	276,226	1,946,226	2,046,226	2,196,226
70	10,379,102	2,382,957	212,957	1,882,957	1,982,957	2,132,957
90	10,103,529	2,319,688	149,688	1,819,688	1,919,688	2,069,688
100	9,965,742	2,288,053	118,053	1,788,053	1,888,053	2,038,053
125	9,621,276	2,208,966	38,966	1,708,966	1,808,966	1,958,966
150	9,275,584	2,129,598	-40,402	1,629,598	1,729,598	1,879,598
175	8,925,861	2,049,305	-120,695	1,549,305	1,649,305	1,799,305
200	8,576,138	1,969,011	-200,989	1,469,011	1,569,011	1,719,011
225	8,226,415	1,888,718	-281,282	1,388,718	1,488,718	1,638,718
250	7,876,693	1,808,424	-361,576	1,308,424	1,408,424	1,558,424
275	7,526,970	1,728,131	-441,869	1,228,131	1,328,131	1,478,131
300	7,177,247	1,647,837	-522,163	1,147,837	1,247,837	1,397,837
325	6,824,695	1,566,894	-603,106	1,066,894	1,166,894	1,316,894

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	13,153,926	3,020,034	850,034	2,520,034	2,620,034	2,770,034
20	12,882,494	2,957,715	787,715	2,457,715	2,557,715	2,707,715
30	12,746,778	2,926,556	756,556	2,426,556	2,526,556	2,676,556
50	12,475,346	2,864,238	694,238	2,364,238	2,464,238	2,614,238
70	12,201,086	2,801,270	631,270	2,301,270	2,401,270	2,551,270
90	11,925,512	2,738,000	568,000	2,238,000	2,338,000	2,488,000
100	11,787,725	2,706,366	536,366	2,206,366	2,306,366	2,456,366
125	11,443,259	2,627,279	457,279	2,127,279	2,227,279	2,377,279
150	11,098,792	2,548,192	378,192	2,048,192	2,148,192	2,298,192
175	10,754,326	2,469,105	299,105	1,969,105	2,069,105	2,219,105
200	10,409,859	2,390,018	220,018	1,890,018	1,990,018	2,140,018
225	10,065,391	2,310,932	140,932	1,810,932	1,910,932	2,060,932
250	9,718,711	2,231,337	61,337	1,731,337	1,831,337	1,981,337
275	9,368,989	2,151,043	-18,957	1,651,043	1,751,043	1,901,043
300	9,019,266	2,070,750	-99,250	1,570,750	1,670,750	1,820,750
325	8,669,543	1,990,456	-179,544	1,490,456	1,590,456	1,740,456

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
£250	£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	15,560,515	3,572,567	1,402,567	3,072,567	3,172,567	3,322,567
20	15,289,083	3,510,249	1,340,249	3,010,249	3,110,249	3,260,249
30	15,153,367	3,479,089	1,309,089	2,979,089	3,079,089	3,229,089
50	14,881,936	3,416,771	1,246,771	2,916,771	3,016,771	3,166,771
70	14,610,504	3,354,453	1,184,453	2,854,453	2,954,453	3,104,453
90	14,339,072	3,292,134	1,122,134	2,792,134	2,892,134	3,042,134
100	14,203,356	3,260,975	1,090,975	2,760,975	2,860,975	3,010,975
125	13,864,066	3,183,076	1,013,076	2,683,076	2,783,076	2,933,076
150	13,524,777	3,105,178	935,178	2,605,178	2,705,178	2,855,178
175	13,185,637	3,026,855	856,855	2,526,855	2,626,855	2,776,855
200	12,846,597	2,947,769	777,769	2,447,769	2,547,769	2,697,769
225	12,494,703	2,868,682	698,682	2,368,682	2,468,682	2,618,682
250	12,150,236	2,789,595	619,595	2,289,595	2,389,595	2,539,595
275	11,805,770	2,710,508	540,508	2,210,508	2,310,508	2,460,508
300	11,461,303	2,631,422	461,422	2,131,422	2,231,422	2,381,422
325	11,116,836	2,552,335	382,335	2,052,335	2,152,335	2,302,335

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	31,040,936	7,126,745	4,956,745	6,626,745	6,726,745	6,876,745
20	30,777,601	7,066,286	4,896,286	6,566,286	6,666,286	6,816,286
30	30,645,934	7,036,056	4,866,056	6,536,056	6,636,056	6,786,056
50	30,382,599	6,975,597	4,805,597	6,475,597	6,575,597	6,725,597
70	30,119,265	6,915,137	4,745,137	6,415,137	6,515,137	6,665,137
90	29,855,930	6,854,678	4,684,678	6,354,678	6,454,678	6,604,678
100	29,724,263	6,824,448	4,654,448	6,324,448	6,424,448	6,574,448
125	29,395,095	6,748,874	4,578,874	6,248,874	6,348,874	6,498,874
150	29,065,926	6,673,299	4,503,299	6,173,299	6,273,299	6,423,299
175	28,736,759	6,597,725	4,427,725	6,097,725	6,197,725	6,347,725
200	28,407,590	6,522,151	4,352,151	6,022,151	6,122,151	6,272,151
225	28,078,422	6,446,577	4,276,577	5,946,577	6,046,577	6,196,577
250	27,746,952	6,370,474	4,200,474	5,870,474	5,970,474	6,120,474
275	27,412,762	6,293,746	4,123,746	5,793,746	5,893,746	6,043,746
300	27,078,571	6,217,019	4,047,019	5,717,019	5,817,019	5,967,019
325	26,744,380	6,140,291	3,970,291	5,640,291	5,740,291	5,890,291

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	Flats and Houses
Density:	392 units 25 dph

Affordable %	0%
% rented	51%
% intermediate	49%
% First Homes	0%

Site area	20.91 ha
Net to gross	75%

Growth	
Sales	0%
Build	0%

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	18,434,254	881,740	-1,288,260	381,740	481,740	631,740
20	17,871,796	854,837	-1,315,163	354,837	454,837	604,837
30	17,590,567	841,386	-1,328,614	341,386	441,386	591,386
50	17,028,110	814,482	-1,355,518	314,482	414,482	564,482
70	16,465,651	787,579	-1,382,421	287,579	387,579	537,579
90	15,903,193	760,676	-1,409,324	260,676	360,676	510,676
100	15,621,964	747,224	-1,422,776	247,224	347,224	497,224
125	14,917,075	713,508	-1,456,492	213,508	313,508	463,508
150	14,203,275	679,366	-1,490,634	179,366	279,366	429,366
175	13,489,474	645,224	-1,524,778	145,224	245,224	395,224
200	12,775,673	611,081	-1,558,919	111,081	211,081	361,081
225	12,061,873	576,939	-1,593,061	76,939	176,939	326,939
250	11,348,073	542,797	-1,627,203	42,797	142,797	292,797
275	10,634,273	508,655	-1,661,345	8,655	108,655	258,655
300	9,917,839	474,386	-1,695,614	-25,614	74,386	224,386
325	9,195,147	439,723	-1,730,277	-60,277	39,723	189,723

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£275	£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	21,674,663	1,036,735	-1,133,265	536,735	636,735	786,735
20	21,120,659	1,010,236	-1,159,764	510,236	610,236	760,236
30	20,843,656	996,986	-1,173,014	496,986	596,986	746,986
50	20,284,169	970,225	-1,199,775	470,225	570,225	720,225
70	19,721,711	943,322	-1,226,678	443,322	543,322	693,322
90	19,159,253	916,418	-1,253,582	416,418	516,418	666,418
100	18,878,023	902,967	-1,267,033	402,967	502,967	652,967
125	18,174,951	869,338	-1,300,662	369,338	469,338	619,338
150	17,471,879	835,708	-1,334,292	335,708	435,708	585,708
175	16,768,806	802,079	-1,367,921	302,079	402,079	552,079
200	16,065,733	768,450	-1,401,550	268,450	368,450	518,450
225	15,359,966	734,822	-1,435,308	234,822	334,822	484,822
250	14,646,166	700,550	-1,469,450	200,550	300,550	450,550
275	13,932,365	666,408	-1,503,592	166,408	266,408	416,408
300	13,218,565	632,266	-1,537,734	132,266	232,266	382,266
325	12,504,765	598,123	-1,571,877	98,123	198,123	348,123

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	24,891,798	1,190,615	-979,385	890,615	790,615	940,615
20	24,337,793	1,164,116	-1,005,884	864,116	764,116	914,116
30	24,060,791	1,150,867	-1,019,133	850,867	750,867	900,867
50	23,506,786	1,124,368	-1,045,632	824,368	724,368	874,368
70	22,952,781	1,097,869	-1,072,131	797,869	697,869	847,869
90	22,398,776	1,071,370	-1,098,630	771,370	671,370	821,370
100	22,121,773	1,058,121	-1,111,879	758,121	658,121	808,121
125	21,429,287	1,024,997	-1,145,003	724,997	624,997	774,997
150	20,727,937	991,451	-1,178,549	691,451	591,451	741,451
175	20,024,865	957,822	-1,212,178	657,822	557,822	707,822
200	19,321,792	924,193	-1,245,807	624,193	524,193	674,193
225	18,618,720	890,564	-1,279,436	590,564	490,564	640,564
250	17,915,647	856,935	-1,313,065	556,935	456,935	606,935
275	17,212,575	823,306	-1,346,694	523,306	423,306	573,306
300	16,509,502	789,676	-1,380,324	489,676	389,676	539,676
325	15,802,858	755,876	-1,414,124	455,876	355,876	505,876

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	29,159,011	1,394,723	-775,277	894,723	994,723	1,144,723
20	28,613,332	1,368,622	-801,378	868,622	968,622	1,118,622
30	28,340,493	1,355,572	-814,428	855,572	955,572	1,105,572
50	27,794,814	1,329,471	-840,529	829,471	929,471	1,079,471
70	27,242,295	1,303,043	-866,957	803,043	903,043	1,053,043
90	26,688,290	1,276,544	-893,456	776,544	876,544	1,026,544
100	26,411,287	1,263,295	-906,705	763,295	863,295	1,013,295
125	25,718,780	1,230,171	-939,829	730,171	830,171	980,171
150	25,026,275	1,197,048	-972,952	697,048	797,048	947,048
175	24,333,768	1,163,924	-1,006,076	663,924	763,924	913,924
200	23,641,262	1,130,800	-1,039,200	630,800	730,800	880,800
225	22,948,756	1,097,676	-1,072,324	597,676	697,676	847,676
250	22,256,249	1,064,553	-1,105,447	564,553	664,553	814,553
275	21,553,988	1,030,962	-1,139,038	530,962	630,962	780,962
300	20,850,915	997,333	-1,172,667	497,333	597,333	747,333
325	20,147,842	963,704	-1,206,296	463,704	563,704	713,704

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	56,111,053	2,683,883	513,883	2,183,883	2,283,883	2,433,883
20	55,605,166	2,659,686	489,686	2,159,686	2,259,686	2,409,686
30	55,352,221	2,647,587	477,587	2,147,587	2,247,587	2,397,587
50	54,846,333	2,623,390	453,390	2,123,390	2,223,390	2,373,390
70	54,338,473	2,599,098	429,098	2,099,098	2,199,098	2,349,098
90	53,824,966	2,574,531	404,531	2,074,531	2,174,531	2,324,531
100	53,568,063	2,562,248	392,248	2,062,248	2,162,248	2,312,248
125	52,926,053	2,531,540	361,540	2,031,540	2,131,540	2,281,540
150	52,284,044	2,500,831	330,831	2,000,831	2,100,831	2,250,831
175	51,642,035	2,470,123	300,123	1,970,123	2,070,123	2,220,123
200	50,995,333	2,439,190	269,190	1,939,190	2,039,190	2,189,190
225	50,345,328	2,408,013	238,013	1,908,013	2,008,013	2,158,013
250	49,691,724	2,376,836	206,836	1,876,836	1,976,836	2,126,836
275	49,039,918	2,345,659	175,659	1,845,659	1,945,659	2,095,659
300	48,388,114	2,314,482	144,482	1,814,482	1,914,482	2,064,482
325	47,730,063	2,283,007	113,007	1,783,007	1,883,007	2,033,007

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	BLV2 value 2 - Urban Openspace & other	BLV3 value 3 - Greenfield (higher)	BLV4 value 4 - Greenfield (lower)
£2,170,000	£500,000	£400,000	£250,000

Site type 12

Flats and Houses
No of units 637 units
Density: 25 dph

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

Site area	33.97 ha
Net to gross	75%

Growth	
Sales	0%
Build	0%

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	26,465,349	779,004	-1,390,996	279,004	379,004	529,004
20	25,552,165	752,124	-1,417,876	252,124	352,124	502,124
30	25,095,573	738,684	-1,431,316	238,684	338,684	488,684
50	24,169,231	711,418	-1,458,582	211,418	311,418	461,418
70	23,242,113	684,128	-1,485,872	184,128	284,128	434,128
90	22,301,663	656,446	-1,513,554	156,446	256,446	406,446
100	21,831,032	642,593	-1,527,407	142,593	242,593	392,593
125	20,654,452	607,961	-1,562,039	107,961	207,961	357,961
150	19,477,873	573,328	-1,596,672	73,328	173,328	323,328
175	18,301,293	538,696	-1,631,304	38,696	138,696	288,696
200	17,124,714	504,063	-1,665,937	4,063	104,063	254,063
225	15,938,709	469,154	-1,700,846	-30,846	69,154	219,154
250	14,744,178	433,993	-1,736,007	-66,007	33,993	183,993
275	13,549,645	398,832	-1,771,168	-101,168	-1,168	148,832
300	12,355,114	363,671	-1,806,329	-136,329	-36,329	113,671
325	11,160,582	328,510	-1,841,490	-171,490	-71,490	78,510

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£200	£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	31,358,239	923,025	-1,246,975	423,025	523,025	673,025
20	30,472,297	896,948	-1,273,052	396,948	496,948	646,948
30	30,026,846	883,836	-1,286,164	383,836	483,836	633,836
50	29,127,387	857,360	-1,312,640	357,360	457,360	607,360
70	28,227,927	830,885	-1,339,115	330,885	430,885	580,885
90	27,316,463	804,056	-1,365,944	304,056	404,056	554,056
100	26,859,872	790,616	-1,379,384	290,616	390,616	540,616
125	25,713,508	756,873	-1,413,127	256,873	356,873	506,873
150	24,554,612	722,761	-1,447,239	222,761	322,761	472,761
175	23,387,078	688,395	-1,481,605	188,395	288,395	438,395
200	22,210,499	653,763	-1,516,237	153,763	253,763	403,763
225	21,033,919	619,130	-1,550,870	119,130	219,130	369,130
250	19,857,340	584,498	-1,585,502	84,498	184,498	334,498
275	18,680,760	549,865	-1,620,135	49,865	149,865	299,865
300	17,504,181	515,233	-1,654,767	15,233	115,233	265,233
325	16,315,541	480,246	-1,689,754	-19,754	80,246	230,246

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£300	£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	36,175,899	1,064,832	-1,105,168	564,832	664,832	814,832
20	35,303,272	1,039,147	-1,130,853	539,147	639,147	789,147
30	34,866,959	1,026,304	-1,143,696	526,304	626,304	776,304
50	33,994,332	1,000,618	-1,169,382	500,618	600,618	750,618
70	33,109,454	974,572	-1,195,428	474,572	574,572	724,572
90	32,223,512	948,494	-1,221,506	448,494	548,494	698,494
100	31,780,541	935,455	-1,234,545	435,455	535,455	685,455
125	30,658,581	902,430	-1,267,570	402,430	502,430	652,430
150	29,534,233	869,336	-1,300,664	369,336	469,336	619,336
175	28,395,875	835,828	-1,334,172	335,828	435,828	585,828
200	27,254,395	802,229	-1,367,771	302,229	402,229	552,229
225	26,098,889	768,217	-1,401,783	268,217	368,217	518,217
250	24,939,992	734,105	-1,435,895	234,105	334,105	484,105
275	23,780,544	699,565	-1,470,435	199,565	299,565	449,565
300	22,589,965	664,932	-1,505,068	164,932	264,932	414,932
325	21,413,386	630,300	-1,539,700	130,300	230,300	380,300

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	42,505,101	1,251,131	-918,869	751,131	851,131	1,001,131
20	41,658,506	1,226,212	-943,788	726,212	826,212	976,212
30	41,233,973	1,213,716	-956,294	713,716	813,716	963,716
50	40,374,480	1,188,416	-981,594	688,416	788,416	938,416
70	39,514,948	1,163,117	-1,006,883	663,117	763,117	913,117
90	38,654,382	1,137,786	-1,032,214	637,786	737,786	887,786
100	38,218,069	1,124,943	-1,045,057	624,943	724,943	874,943
125	37,127,285	1,092,836	-1,077,164	592,836	692,836	842,836
150	36,035,035	1,060,686	-1,109,314	560,686	660,686	810,686
175	34,927,608	1,028,089	-1,141,911	528,089	628,089	778,089
200	33,820,181	995,492	-1,174,508	495,492	595,492	745,492
225	32,700,119	962,523	-1,207,477	462,523	562,523	712,523
250	31,575,795	929,429	-1,240,571	429,429	529,429	679,429
275	30,443,879	896,111	-1,273,889	396,111	496,111	646,111
300	29,302,400	862,512	-1,307,488	362,512	462,512	612,512
325	28,157,925	828,824	-1,341,176	328,824	428,824	578,824

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	82,663,031	2,433,174	263,174	1,933,174	2,033,174	2,183,174
20	81,875,429	2,409,991	239,991	1,909,991	2,009,991	2,159,991
30	81,477,578	2,398,280	228,280	1,898,280	1,998,280	2,148,280
50	80,680,740	2,374,826	204,826	1,874,826	1,974,826	2,124,826
70	79,883,904	2,351,371	181,371	1,851,371	1,951,371	2,101,371
90	79,087,066	2,327,916	157,916	1,827,916	1,927,916	2,077,916
100	78,688,648	2,316,189	146,189	1,816,189	1,916,189	2,066,189
125	77,692,601	2,286,870	116,870	1,786,870	1,886,870	2,036,870
150	76,684,060	2,257,184	87,184	1,757,184	1,857,184	2,007,184
175	75,672,815	2,227,418	57,418	1,727,418	1,827,418	1,977,418
200	74,661,571	2,197,652	27,652	1,697,652	1,797,652	1,947,652
225	73,650,327	2,167,886	-2,114	1,667,886	1,767,886	1,917,886
250	72,633,418	2,137,954	-32,046	1,637,954	1,737,954	1,887,954
275	71,606,744	2,107,734	-62,266	1,607,734	1,707,734	1,857,734
300	70,580,070	2,077,514	-92,486	1,577,514	1,677,514	1,827,514
325	69,553,396	2,047,294	-122,706	1,547,294	1,647,294	1,797,294

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

Site type 13

Flats and Houses
No of units 960 units
Density: 25 dph

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

Site area	52.27 ha
Net to gross	75%

Growth	
Sales	0%
Build	0%

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	40,391,221	772,791	-1,397,209	272,791	372,791	522,791
20	39,218,950	750,363	-1,419,637	250,363	350,363	500,363
30	38,628,223	739,060	-1,430,940	239,060	339,060	489,060
50	37,442,014	716,365	-1,453,635	216,365	316,365	466,365
70	36,255,806	693,670	-1,476,330	193,670	293,670	443,670
90	35,068,739	670,958	-1,499,042	170,958	270,958	420,958
100	34,468,559	659,475	-1,510,525	159,475	259,475	409,475
125	32,968,109	630,767	-1,539,233	130,767	230,767	380,767
150	31,467,659	602,060	-1,567,940	102,060	202,060	352,060
175	29,947,332	572,972	-1,597,028	72,972	172,972	322,972
200	28,405,756	543,477	-1,626,523	43,477	143,477	293,477
225	26,859,127	513,886	-1,656,114	13,886	113,886	263,886
250	25,294,029	483,942	-1,686,058	-16,058	83,942	233,942
275	23,722,297	453,870	-1,716,130	-46,130	53,870	203,870
300	22,133,318	423,469	-1,746,531	-76,531	23,469	173,469
325	20,535,372	392,896	-1,777,104	-107,104	-7,104	142,896

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£225	£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	47,031,334	899,834	-1,270,166	399,834	499,834	649,834
20	45,872,263	877,658	-1,292,342	377,658	477,658	627,658
30	45,286,128	866,444	-1,303,556	366,444	466,444	616,444
50	44,113,857	844,015	-1,325,985	344,015	444,015	594,015
70	42,941,588	821,586	-1,348,414	321,586	421,586	571,586
90	41,769,317	799,158	-1,370,842	299,158	399,158	549,158
100	41,177,132	787,828	-1,382,172	287,828	387,828	537,828
125	39,694,371	759,459	-1,410,541	259,459	359,459	509,459
150	38,211,610	731,089	-1,438,911	231,089	331,089	481,089
175	36,719,882	702,549	-1,467,451	202,549	302,549	452,549
200	35,219,433	673,841	-1,496,159	173,841	273,841	423,841
225	33,718,983	645,134	-1,524,866	145,134	245,134	395,134
250	32,193,749	615,952	-1,554,048	115,952	215,952	365,952
275	30,652,172	586,457	-1,583,543	86,457	186,457	336,457
300	29,101,565	556,790	-1,613,210	56,790	156,790	306,790
325	27,536,467	526,846	-1,643,154	26,846	126,846	276,846

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	53,640,316	1,026,282	-1,143,719	526,282	626,282	776,282
20	52,483,413	1,004,147	-1,165,853	504,147	604,147	754,147
30	51,904,142	993,064	-1,176,936	493,064	593,064	743,064
50	50,745,602	970,898	-1,199,102	470,898	570,898	720,898
70	49,587,061	948,732	-1,221,268	448,732	548,732	698,732
90	48,422,629	926,453	-1,243,547	426,453	526,453	676,453
100	47,836,494	915,239	-1,254,761	415,239	515,239	665,239
125	46,371,157	887,203	-1,282,797	387,203	487,203	637,203
150	44,905,819	859,167	-1,310,833	359,167	459,167	609,167
175	43,429,489	830,921	-1,339,079	330,921	430,921	580,921
200	41,946,728	802,552	-1,367,448	302,552	402,552	552,552
225	40,463,967	774,183	-1,395,817	274,183	374,183	524,183
250	38,971,205	745,623	-1,424,377	245,623	345,623	495,623
275	37,470,756	716,915	-1,453,085	216,915	316,915	466,915
300	35,970,306	688,207	-1,481,793	188,207	288,207	438,207
325	34,440,165	658,932	-1,511,068	158,932	258,932	408,932

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	62,403,643	1,193,947	-976,053	693,947	793,947	943,947
20	61,258,624	1,172,040	-997,960	672,040	772,040	922,040
30	60,686,115	1,161,086	-1,008,914	661,086	761,086	911,086
50	59,541,086	1,139,179	-1,030,821	639,179	739,179	889,179
70	58,396,078	1,117,272	-1,052,728	617,272	717,272	867,272
90	57,242,680	1,095,204	-1,074,796	595,204	695,204	845,204
100	56,663,410	1,084,121	-1,085,879	584,121	684,121	834,121
125	55,215,234	1,056,414	-1,113,586	556,414	656,414	806,414
150	53,767,057	1,028,706	-1,141,294	528,706	628,706	778,706
175	52,311,563	1,000,859	-1,169,141	500,859	600,859	750,859
200	50,846,226	972,823	-1,197,177	472,823	572,823	722,823
225	49,380,889	944,787	-1,225,213	444,787	544,787	694,787
250	47,915,392	916,749	-1,253,251	416,749	516,749	666,749
275	46,432,631	888,379	-1,281,621	388,379	488,379	638,379
300	44,949,871	860,010	-1,309,990	360,010	460,010	610,010
325	43,467,110	831,641	-1,338,359	331,641	431,641	581,641

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	118,801,136	2,272,981	102,981	1,772,981	1,872,981	2,022,981
20	117,695,478	2,251,827	81,827	1,751,827	1,851,827	2,001,827
30	117,142,649	2,241,250	71,250	1,741,250	1,841,250	1,991,250
50	116,036,992	2,220,096	50,096	1,720,096	1,820,096	1,970,096
70	114,931,334	2,198,941	28,941	1,698,941	1,798,941	1,948,941
90	113,825,676	2,177,787	7,787	1,677,787	1,777,787	1,927,787
100	113,272,847	2,167,210	-2,790	1,667,210	1,767,210	1,917,210
125	111,890,775	2,140,767	-29,233	1,640,767	1,740,767	1,890,767
150	110,503,872	2,114,232	-55,768	1,614,232	1,714,232	1,864,232
175	109,105,647	2,087,480	-82,520	1,587,480	1,687,480	1,837,480
200	107,707,423	2,060,729	-109,271	1,560,729	1,660,729	1,810,729
225	106,309,198	2,033,977	-136,023	1,533,977	1,633,977	1,783,977
250	104,910,973	2,007,225	-162,775	1,507,225	1,607,225	1,757,225
275	103,512,749	1,980,474	-189,526	1,480,474	1,580,474	1,730,474
300	102,105,292	1,953,545	-216,455	1,453,545	1,553,545	1,703,545
325	100,690,669	1,926,480	-243,520	1,426,480	1,526,480	1,676,480

Maximum CIL rates (per square metre)

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

Appendix 3 - Residential appraisal results (Social rent and Affordable Rent) sensitivity at growth values and costs



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 Owrsbp
Affordable Housing	25%	51%	49%	0%

Growth	Sales	21%	Build costs	10%
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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 Welwyn Hatfield BC Results summary

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

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

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

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	70	325	325	325

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	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
Affordable Housing	25%	51%	49%	0%

Growth	Sales	21%	Build costs	10%
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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, Eilenbrook, 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, Eilenbrook, 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, Eilenbrook, 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, Eilenbrook, 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 value 2 - Urban Openspace & other wet backlands	BLV3 Benchmark land value 3 - Greenfield (higher)	BLV4 Benchmark land value 4 - Greenfield (lower)
Benchmark land value 1 - Industrial £2,170,000	£500,000	£400,000	£250,000

Site type 1

House	
No of units	1 units
Density:	25 dph

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

Site area	0.0400 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	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	£70,531	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	1,603,470	-566,530	1,103,470	1,203,470	1,353,470
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	1,408,185	-761,835	908,185	1,008,185	1,158,185
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, 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	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 £8781 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	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 %	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	2,126,346	-43,654	1,626,346	1,726,346	1,876,346
20	259,332	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	-560,564	1,109,436	1,209,436	1,359,436
225	193,102	1,544,819	-625,181	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	341,624	2,732,989	562,989	2,232,989	2,332,989	2,482,989
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	2,267,765	97,765	1,767,765	1,867,765	2,017,765
275	275,394	2,203,149	33,149	1,703,149	1,803,149	1,953,149
300	267,317	2,138,532	-31,468	1,638,532	1,738,532	1,888,532
325	259,239	2,073,915	-96,085	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	822,045	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	6,184,201
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
No of units 10 units
Density: 40 dph

Affordable %	25%
% Social Rented	51%
% Aff Rent	49%
% Shrd Ownership	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	540,059	2,160,238	-9,762	1,660,238	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	-576	1,669,424	1,769,424	1,919,424
175	526,461	2,105,844	-64,156	1,605,844	1,705,844	1,855,844
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, 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	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	1,858,445

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	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 4

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

Affordable %	25%
% Social Rented	51%
% Aff Rent	49%
% Shrd Ownership	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	-2,963.799	-2,813.799
20	-372.952	-2,672.822	-4,842.822	-3,172.822	-3,072.822	-2,922.822
30	-380.558	-2,727.334	-4,897.334	-3,227.334	-3,127.334	-2,977.334
50	-395.771	-2,836.358	-5,006.358	-3,336.358	-3,236.358	-3,086.358
70	-410.983	-2,945.382	-5,115.382	-3,445.382	-3,345.382	-3,195.382
90	-426.196	-3,054.405	-5,224.405	-3,554.405	-3,454.405	-3,304.405
100	-433.802	-3,108.917	-5,278.917	-3,608.917	-3,508.917	-3,358.917
125	-452.819	-3,245.201	-5,415.201	-3,745.201	-3,645.201	-3,495.201
150	-471.834	-3,381.477	-5,551.477	-3,881.477	-3,781.477	-3,631.477
175	-490.850	-3,517.760	-5,687.760	-4,017.760	-3,917.760	-3,767.760
200	-509.866	-3,654.036	-5,824.036	-4,154.036	-4,054.036	-3,904.036
225	-529.882	-3,790.319	-5,960.319	-4,290.319	-4,190.319	-4,040.319
250	-547.898	-3,926.603	-6,096.603	-4,426.603	-4,326.603	-4,176.603
275	-566.913	-4,062.879	-6,232.879	-4,562.879	-4,462.879	-4,312.879
300	-585.930	-4,199.162	-6,369.162	-4,699.162	-4,599.162	-4,449.162
325	-604.945	-4,335.438	-6,505.438	-4,835.438	-4,735.438	-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, 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	-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	-292.508	-2,096.307	-4,266.307	-2,596.307	-2,496.307	-2,346.307
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	-1,639.513	-1,539.513	-1,389.513
200	-178.018	-1,275.796	-3,445.796	-1,775.796	-1,675.796	-1,525.796
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	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 %	25%
% Social Rented	51%
% Aff Rent	49%
% Shrd Ownship	0%

Site area	0.20 ha
Net to gross	100%

Growth	21%
Sales	10%
Build	

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	-6,889,384	-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	-6,726,608	-8,896,608	-7,226,608	-7,126,608	-6,976,608
200	-1,377,514	-6,887,568	-9,057,568	-7,387,568	-7,287,568	-7,137,568
225	-1,409,706	-7,048,528	-9,218,528	-7,548,528	-7,448,528	-7,298,528
250	-1,441,898	-7,209,488	-9,379,488	-7,709,488	-7,609,488	-7,459,488
275	-1,474,090	-7,370,449	-9,540,449	-7,870,449	-7,770,449	-7,620,449
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, 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	-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	2,205,590	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	1,666,548	-503,452	1,166,548	1,266,548	1,416,548
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%
% Social Rented	51%
% Aff Rent	49%
% Shrd Ownership	0%

Site area	1.79 ha
Net to gross	70%

Growth	21%
Sales	10%
Build	

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	1,652,772	-517,178	1,152,772	1,252,772	1,402,772
225	2,885,583	1,614,806	-555,194	1,114,806	1,214,806	1,364,806
250	2,819,679	1,577,340	-592,660	1,077,340	1,177,340	1,327,340
275	2,749,776	1,539,875	-630,125	1,039,875	1,139,875	1,289,875
300	2,682,872	1,502,408	-667,592	1,002,408	1,102,408	1,252,408
325	2,615,968	1,464,942	-705,058	964,942	1,064,942	1,214,942

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	4,024,266	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	4,106,250	2,299,500	129,500	1,799,500	1,899,500	2,049,500
275	4,040,352	2,262,597	92,597	1,762,597	1,862,597	2,012,597
300	3,974,454	2,225,694	55,694	1,725,694	1,825,694	1,975,694
325	3,908,556	2,188,792	18,792	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	9,252,094	5,181,173	3,011,173	4,681,173	4,781,173	4,931,173
70	9,200,168	5,152,094	2,982,094	4,652,094	4,752,094	4,902,094
90	9,148,242	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	8,992,463	5,035,779	2,865,779	4,535,779	4,635,779	4,785,779
175	8,927,556	4,999,431	2,829,431	4,499,431	4,599,431	4,749,431
200	8,862,648	4,963,083	2,793,083	4,463,083	4,563,083	4,713,083
225	8,797,741	4,926,735	2,756,735	4,426,735	4,526,735	4,676,735
250	8,732,834	4,890,387	2,720,387	4,390,387	4,490,387	4,640,387
275	8,667,925	4,854,038	2,684,038	4,354,038	4,454,038	4,604,038
300	8,603,018	4,817,690	2,647,690	4,317,690	4,417,690	4,567,690
325	8,538,110	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	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 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	4,265,571	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	3,642,343	1,170,753	-999,247	670,753	770,753	920,753
225	3,521,467	1,131,900	-1,038,100	631,900	731,900	881,900
250	3,400,590	1,093,047	-1,076,953	593,047	693,047	843,047
275	3,279,715	1,054,194	-1,115,806	554,194	654,194	804,194
300	3,158,839	1,015,341	-1,154,659	515,341	615,341	765,341
325	3,037,962	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	3,997,002	1,284,751	-885,249	784,751	884,751	1,034,751
300	3,876,126	1,245,898	-924,102	745,898	845,898	995,898
325	3,755,250	1,207,045	-962,955	707,045	807,045	957,045

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	6,260,415	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	5,936,048	1,908,016	-261,984	1,408,016	1,508,016	1,658,016
90	5,840,800	1,877,400	-292,600	1,377,400	1,477,400	1,627,400
100	5,793,177	1,862,093	-307,907	1,362,093	1,462,093	1,612,093
125	5,674,118	1,823,824	-346,176	1,323,824	1,423,824	1,573,824
150	5,555,058	1,785,554	-384,446	1,285,554	1,385,554	1,535,554
175	5,435,998	1,747,285	-422,715	1,247,285	1,347,285	1,497,285
200	5,316,939	1,709,016	-460,984	1,209,016	1,309,016	1,459,016
225	5,197,880	1,670,747	-499,253	1,170,747	1,270,747	1,420,747
250	5,078,820	1,632,478	-537,522	1,132,478	1,232,478	1,382,478
275	4,959,761	1,594,209	-575,791	1,094,209	1,194,209	1,344,209
300	4,840,701	1,555,940	-614,060	1,055,940	1,155,940	1,305,940
325	4,721,642	1,517,671	-652,329	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	10,970,950	3,526,377	1,356,377	3,026,377	3,126,377	3,276,377
300	10,851,891	3,488,108	1,318,108	2,988,108	3,088,108	3,238,108
325	10,732,832	3,449,839	1,279,839	2,949,839	3,049,839	3,199,839

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 8

Flats	
No of units	100 units
Density:	100 dph

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

Site area	1.00 ha
Net to gross	100%

Growth	21%
Sales	10%
Build	

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	-5,095.644	-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	-4,580.896
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	-3,332.086	-3,332.086	-5,502.086	-3,832.086	-3,732.086	-3,582.086
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	1,848.452	1,848.452	-320.548	1,348.452	1,448.452	1,598.452
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	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 %	25%
% Social Rented	51%
% Aff Rent	49%
% Shrd Ownership	0%

Site area	5.23 ha
Net to gross	75%

Growth	21%
Sales	10%
Build	

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	1,006,722	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	7,833,229	1,498,705	-671,295	998,705	1,098,705	1,248,705
175	7,572,078	1,448,739	-721,261	948,739	1,048,739	1,198,739
200	7,310,928	1,398,774	-771,226	898,774	998,774	1,148,774
225	7,049,777	1,348,809	-821,191	848,809	948,809	1,098,809
250	6,788,627	1,298,844	-871,156	798,844	898,844	1,048,844
275	6,527,475	1,248,879	-921,121	748,879	848,879	998,879
300	6,266,325	1,198,914	-971,086	698,914	798,914	948,914
325	6,005,174	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, 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	10,856,147	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	8,023,687	1,535,144	-634,866	1,035,144	1,135,144	1,285,144
300	7,762,537	1,485,179	-684,821	985,179	1,085,179	1,235,179
325	7,501,386	1,435,214	-734,786	935,214	1,035,214	1,185,214

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	11,062,503	2,116,550	-43,450	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	24,926,838	4,769,165	2,599,165	4,269,165	4,369,165	4,519,165
50	24,727,289	4,730,986	2,560,986	4,230,986	4,330,986	4,480,986
70	24,527,647	4,692,790	2,522,790	4,192,790	4,292,790	4,442,790
90	24,328,005	4,654,593	2,484,593	4,154,593	4,254,593	4,404,593
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	22,480,783	4,301,170	2,131,170	3,801,170	3,901,170	4,051,170
300	22,227,423	4,252,696	2,082,696	3,752,696	3,852,696	4,002,696
325	21,974,063	4,204,221	2,034,221	3,704,221	3,804,221	3,954,221

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 Openpace & 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
Density: 60 dph

Affordable %	25%
% rented	21%
% intermed	49%
% First Homes	0%

Site area	4.3556 ha
Net to gross	75%

Growth	
Sales	21%
Build	10%

1- South Hatfield**Private values** £844 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	-596,580	1,073,420	1,173,420	1,323,420
20	6,643,284	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	952,980	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	-897,723	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	4,476,294	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	£9,593,485	1,972,994	-197,006	1,472,994	1,572,994	1,722,994
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	7,659,899	1,758,648	-411,352	1,258,648	1,358,648	1,508,648
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	5,716,857	1,312,544	-857,456	812,544	912,544	1,062,544
300	5,450,563	1,251,405	-918,595	751,405	851,405	1,001,405
325	5,184,270	1,190,266	-979,734	690,266	790,266	940,266

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	8,227,317	1,889,925	-281,075	1,389,925	1,489,925	1,638,925
225	7,965,024	1,828,705	-341,295	1,328,705	1,428,705	1,578,705
250	7,702,732	1,768,484	-401,516	1,268,484	1,368,484	1,518,484
275	7,440,440	1,708,264	-461,736	1,208,264	1,308,264	1,458,264
300	7,178,147	1,648,044	-521,956	1,148,044	1,248,044	1,398,044
325	6,915,856	1,587,824	-582,176	1,087,824	1,187,824	1,337,824

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	9,507,624	2,182,873	12,873	1,682,873	1,782,873	1,932,873
325	9,249,273	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	26,483,604	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	26,088,603	5,989,730	3,819,730	5,489,730	5,589,730	5,739,730
90	25,891,102	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	25,298,598	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	24,804,846	5,694,990	3,524,990	5,194,990	5,294,990	5,444,990
225	24,557,971	5,638,310	3,468,310	5,138,310	5,238,310	5,388,310
250	24,307,356	5,580,771	3,410,771	5,080,771	5,180,771	5,330,771
275	24,056,713	5,523,225	3,353,225	5,023,225	5,123,225	5,273,225
300	23,806,069	5,465,679	3,295,679	4,965,679	5,065,679	5,215,679
325	23,555,427	5,408,134	3,238,134	4,908,134	5,008,134	5,158,134

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	BLV2 value 2 - Urban Openspace & other	BLV3 value 3 - Greenfield (higher)	BLV4 value 4 - Greenfield (lower)
£2,170,000	£500,000	£400,000	£250,000

Site type 11

No of units	Flats and Houses
Density:	392 units 25 dph

Affordable %	25%
% rented	51%
% intermediate	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	-1,465,661	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

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	13,706,882	655,923	-1,514,377	155,923	255,923	405,923
250	13,171,532	630,016	-1,539,984	130,016	230,016	380,016
275	12,636,182	604,409	-1,565,591	104,409	204,409	354,409
300	12,100,832	578,803	-1,591,197	78,803	178,803	328,803
325	11,565,482	553,196	-1,616,804	53,196	153,196	303,196

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	£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	18,868,602	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	21,926,234	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	19,843,874	949,165	-1,220,835	449,165	549,165	699,165
300	19,316,570	923,943	-1,246,057	423,943	523,943	673,943
325	18,789,265	898,721	-1,271,279	398,721	498,721	648,721

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	48,537,983	2,321,851	151,851	1,821,851	1,921,851	2,071,851
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	45,937,137	2,197,248	27,248	1,697,248	1,797,248	1,947,248
250	45,448,284	2,173,866	3,866	1,673,866	1,773,866	1,923,866
275	44,959,430	2,150,483	-19,517	1,650,483	1,750,483	1,900,483
300	44,470,577	2,127,100	-42,900	1,627,100	1,727,100	1,877,100
325	43,981,723	2,103,718	-66,282	1,603,718	1,703,718	1,853,718

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	BLV2 value 2 - Urban Openspace & other	BLV3 value 3 - Greenfield (higher)	BLV4 value 4 - Greenfield (lower)
£2,170,000	£500,000	£400,000	£250,000

Site type 12

Flats and Houses
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	494,446	-1,675,554	-5,554	94,446	244,446
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	20,753,468	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	18,988,600	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, 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	30,438,474	895,952	-1,274,048	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	22,855,374	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	34,886,233	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

Flats and Houses
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	3,059	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, 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	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	52,615,477	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	-1,196,363	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	46,317,894	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	98,298,785	1,880,717	-289,283	1,380,717	1,480,717	1,630,717
200	97,250,116	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 CIL.

	AH %	Social Rent	Aff Rented	Sh Owrsbp
Affordable Housing	30%	51%	49%	0%

Growth	Sales	21%	Build costs	10%
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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	#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

	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	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

	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	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 CIL.

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	#N/A	125	150	175

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	#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 CIL.

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

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

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
Affordable Housing	30%	51%	49%	0%

Growth	Sales	21%	Build costs	10%
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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, Eilenbrook, 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	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, Eilenbrook, 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 **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, Eilenbrook, 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 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	#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, Eilenbrook, 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 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 2 - Urban Openspace & other new backlands	Benchmark land value 3 - Greenfield (higher)	Benchmark land value 4 - Greenfield (lower)
Benchmark land value 1 - Industrial £2,170,000	£500,000	£400,000	£250,000

Site type 1

House
No of units 1 units
Density: 25 dph

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

Site area	0.0400 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	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	-1,141,181	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	558,098	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	1,336,453	-833,547	836,453	936,453	1,086,453
90	52,132	1,303,292	-866,708	803,292	903,292	1,053,292
100	51,469	1,286,736	-883,254	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	1,162,433	-1,007,567	662,433	762,433	912,433
200	44,840	1,121,007	-1,048,993	621,007	721,007	871,007
225	43,183	1,079,581	-1,090,419	579,581	679,581	829,581
250	41,526	1,038,155	-1,131,845	538,155	638,155	788,155
275	39,869	996,729	-1,173,271	496,729	596,729	746,729
300	38,212	955,303	-1,214,697	455,303	555,303	705,303
325	36,555	913,877	-1,256,123	413,877	513,877	663,877

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	68,192	1,704,797	-465,203	1,204,797	1,304,797	1,454,797
20	66,865	1,671,636	-498,364	1,171,636	1,271,636	1,421,636
30	66,203	1,655,081	-514,919	1,155,081	1,255,081	1,405,081
50	64,877	1,621,920	-548,080	1,121,920	1,221,920	1,371,920
70	63,551	1,588,784	-581,216	1,088,784	1,188,784	1,338,784
90	62,226	1,555,648	-614,352	1,055,648	1,155,648	1,305,648
100	61,563	1,539,068	-630,932	1,039,068	1,139,068	1,289,068
125	59,906	1,497,642	-672,358	997,642	1,097,642	1,247,642
150	58,249	1,456,216	-713,784	956,216	1,056,216	1,206,216
175	56,592	1,414,790	-755,210	914,790	1,014,790	1,164,790
200	54,935	1,373,364	-796,636	873,364	973,364	1,123,364
225	53,278	1,331,938	-838,062	831,938	931,938	1,081,938
250	51,620	1,290,511	-879,489	790,511	890,511	1,040,511
275	49,963	1,249,085	-920,915	749,085	849,085	999,085
300	48,306	1,207,659	-962,341	707,659	807,659	957,659
325	46,648	1,166,208	-1,003,792	666,208	766,208	916,208

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	2,016,014	-153,986	1,516,014	1,616,014	1,766,014
30	79,978	1,999,459	-170,541	1,499,459	1,599,459	1,749,459
50	78,652	1,966,298	-203,702	1,466,298	1,566,298	1,716,298
70	77,326	1,933,162	-236,838	1,433,162	1,533,162	1,683,162
90	76,001	1,900,026	-269,974	1,400,026	1,500,026	1,650,026
100	75,338	1,883,446	-286,554	1,383,446	1,483,446	1,633,446
125	73,681	1,842,020	-327,980	1,342,020	1,442,020	1,592,020
150	72,024	1,800,594	-369,406	1,300,594	1,400,594	1,550,594
175	70,367	1,759,167	-410,833	1,259,167	1,359,167	1,509,167
200	68,710	1,717,741	-452,259	1,217,741	1,317,741	1,467,741
225	67,053	1,676,315	-493,685	1,176,315	1,276,315	1,426,315
250	65,396	1,634,889	-535,111	1,134,889	1,234,889	1,384,889
275	63,739	1,593,463	-576,537	1,093,463	1,193,463	1,343,463
300	62,080	1,552,012	-617,968	1,052,012	1,152,012	1,302,012
325	60,423	1,510,586	-659,414	1,010,586	1,110,586	1,260,586

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 £8781 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	4,029,026	1,859,026	3,529,026	3,629,026	3,779,026
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	153,870	3,846,741	1,676,741	3,346,741	3,446,741	3,596,741
225	152,213	3,805,315	1,635,315	3,305,315	3,405,315	3,555,315
250	150,556	3,763,889	1,593,889	3,263,889	3,363,889	3,513,889
275	148,899	3,722,463	1,552,463	3,222,463	3,322,463	3,472,463
300	147,241	3,681,037	1,511,037	3,181,037	3,281,037	3,431,037
325	145,584	3,639,611	1,469,611	3,139,611	3,239,611	3,389,611

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 new 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%
% Social Rented	51%
% Aff Rent	49%
% Shrd Ownership	0%

Site area	0.13 ha
Net to gross	100%

Growth	21%
Sales	10%
Build	

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, 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	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	283,688	2,269,505	99,505	1,769,505	1,869,505	2,019,505
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 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	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	5,386,697
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	value 2 - Urban Openpace & other well 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 %	30%
% Social Rented	51%
% Aff Rent	49%
% Shrd Ownership	0%

Site area	0.25 ha
Net to gross	100%

Growth	21%
Sales	10%
Build	

1- South Hatfield**Private values** £4844 ps/m

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 ps/m

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, Hat Grove, Hat Private values £5167 ps/m

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	1,858,705
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 ps/m

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	2,542,452	372,452	2,042,452	2,142,452	2,292,452
200	620,777	2,483,108	313,108	1,983,108	2,083,108	2,233,108
225	605,942	2,423,768	253,768	1,923,768	2,023,768	2,173,768
250	591,106	2,364,424	194,424	1,864,424	1,964,424	2,114,424
275	576,271	2,305,084	135,084	1,805,084	1,905,084	2,055,084
300	561,435	2,245,740	75,740	1,745,740	1,845,740	1,995,740
325	546,599	2,186,396	16,396	1,686,396	1,786,396	1,936,396

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 ps/m

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	5,591,862	3,421,862	5,091,862	5,191,862	5,341,862
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
	value 2 - Urban Open space & other non backlands	Benchmark land value 3 - Greenfield (higher)	Benchmark land value 4 - Greenfield (lower)
Benchmark land value 1 - Industrial £2,170,000	£500,000	£400,000	£250,000

Site type 4

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

Affordable %	30%
% Social Rented	51%
% Aff Rent	49%
% Shrd Ownership	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	-662.056	-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	-1,996.402
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	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 %	30%
% Social Rented	51%
% Aff Rent	49%
% Shrd Ownership	0%

Site area	0.20 ha
Net to gross	100%

Growth	21%
Sales	10%
Build	

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	-8,603,360	-10,773,360	-9,103,360	-9,003,360	-8,853,360
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, 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	-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	-6,581,060	-8,751,060	-7,081,060	-6,981,060	-6,831,060
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	1,067,604	-1,102,316	567,604	667,604	817,604
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	95,159	475,793	-1,694,207	-24,207	75,793	225,793
175	65,564	327,819	-1,842,181	-172,181	-72,181	77,819
200	35,970	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	-768,100	-668,100	-518,100
300	-83,666	-418,331	-2,584,331	-918,331	-818,331	-668,331
325	-113,711	-568,557	-2,738,557	-1,068,557	-968,557	-818,557

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#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	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 6

Houses
No of units 50 units
Density: 40 dph

Affordable %	30%
% Social Rented	51%
% Aff Rent	49%
% Shrd Ownership	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, Hal 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	3,362,497	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	3,190,284	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	2,869,910	1,607,150	-562,850	1,107,150	1,207,150	1,357,150
225	2,807,467	1,572,182	-597,818	1,072,182	1,172,182	1,322,182
250	2,745,024	1,537,213	-632,787	1,037,213	1,137,213	1,287,213
275	2,682,581	1,502,245	-667,755	1,002,245	1,102,245	1,252,245
300	2,620,138	1,467,277	-702,723	967,277	1,067,277	1,217,277
325	2,557,694	1,432,309	-737,691	932,309	1,032,309	1,182,309

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	3,571,158	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	1,896,521	-273,479	1,396,521	1,496,521	1,646,521
300	3,325,139	1,862,078	-307,922	1,362,078	1,462,078	1,612,078
325	3,263,635	1,827,636	-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	4,459,436	2,289,436	3,959,436	4,059,436	4,209,436
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	value 2 - Urban Openspace & other rural 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 %	30%
% Social Rented	51%
% Aff Rent	49%
% Shrd Ownship	0%

Site area	3.11 ha
Net to gross	75%

Growth	21%
Sales	10%
Build	

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	3,668,680	1,179,725	-990,281	679,725	779,725	929,725
200	3,555,862	1,142,956	-1,027,044	642,956	742,956	892,956
225	3,443,045	1,106,693	-1,063,307	606,693	706,693	856,693
250	3,330,227	1,070,430	-1,099,570	570,430	670,430	820,430
275	3,217,409	1,034,167	-1,135,833	534,167	634,167	784,167
300	3,104,592	997,904	-1,172,096	497,904	597,904	747,904
325	2,991,774	961,642	-1,208,358	461,642	561,642	711,642

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	5,046,756	1,622,171	-547,829	1,122,171	1,222,171	1,372,171
90	4,957,858	1,593,597	-576,403	1,093,597	1,193,597	1,343,597
100	4,913,409	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	4,691,164	1,507,874	-662,126	1,007,874	1,107,874	1,257,874
175	4,580,042	1,472,157	-697,843	972,157	1,072,157	1,222,157
200	4,468,920	1,436,438	-733,562	936,438	1,036,438	1,186,438
225	4,357,798	1,400,721	-769,279	900,721	1,000,721	1,150,721
250	4,246,676	1,365,003	-804,997	865,003	965,003	1,115,003
275	4,135,553	1,329,285	-840,715	829,285	929,285	1,079,285
300	4,024,432	1,293,567	-876,433	793,567	893,567	1,043,567
325	3,913,042	1,257,784	-912,236	757,784	857,784	1,007,784

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	10,314,090	3,315,243	1,145,243	2,815,243	2,915,243	3,065,243
175	10,203,967	3,279,926	1,109,926	2,779,926	2,879,926	3,029,926
200	10,091,845	3,243,807	1,073,807	2,743,807	2,843,807	2,993,807
225	9,980,723	3,208,090	1,038,090	2,708,090	2,808,090	2,958,090
250	9,869,600	3,172,372	1,002,372	2,672,372	2,772,372	2,922,372
275	9,758,479	3,136,654	966,654	2,636,654	2,736,654	2,886,654
300	9,647,357	3,100,936	930,936	2,600,936	2,700,936	2,850,936
325	9,536,234	3,065,218	895,218	2,565,218	2,665,218	2,815,218

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 8

Flats	
No of units	100 units
Density:	100 dph

Affordable %	30%
% Social Rented	51%
% Aff Rent	49%
% Shrd Ownership	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	-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	-7,265,352	-5,595,352	-5,495,352	-5,345,352
20	-5,194,369	-5,194,369	-7,364,369	-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, 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	-4,485,095	-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	950,558	1,050,558	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	-969,598	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	-2,280,453	-612,143	-512,143	-362,143

Maximum CIL rates (per square metre)

BLV1	BLV2	BLV3	BLV4
#N/A	E175	E200	E225

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

Site area	5.23 ha
Net to gross	75%

Growth	21%
Sales	10%
Build	

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	-1,105,159	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, Hal Grove, Hc 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	1,607,488	-562,512	1,107,488	1,207,488	1,357,488
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	7,389,206	1,413,751	-756,249	913,751	1,013,751	1,163,751
200	7,145,466	1,367,117	-802,883	867,117	967,117	1,117,117
225	6,901,725	1,320,483	-849,517	820,483	920,483	1,070,483
250	6,657,984	1,273,849	-896,151	773,849	873,849	1,023,849
275	6,414,244	1,227,215	-942,785	727,215	827,215	977,215
300	6,170,504	1,180,581	-989,419	680,581	780,581	930,581
325	5,926,762	1,133,947	-1,036,053	633,947	733,947	883,947

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	10,107,800	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	7,848,902	1,501,703	-668,297	1,001,703	1,101,703	1,251,703

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	22,101,611	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	20,935,839	4,005,811	1,835,811	3,505,811	3,605,811	3,755,811
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
No of units 196 units
Density: 60 dph

Affordable %	36%
% 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	3,948,473	905,537	-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	1,312,569	-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, Hx 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	7,338,645	1,684,434	-485,966	1,184,434	1,284,434	1,434,434
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	5,278,309	1,211,398	-958,602	711,398	811,398	961,398
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	9,910,697	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	22,074,515	5,067,440	2,897,440	4,567,440	4,667,440	4,817,440
200	21,837,581	5,013,730	2,843,730	4,513,730	4,613,730	4,763,730
225	21,603,647	4,960,021	2,790,021	4,460,021	4,560,021	4,710,021
250	21,369,714	4,906,312	2,736,312	4,406,312	4,506,312	4,656,312
275	21,135,780	4,852,603	2,682,603	4,352,603	4,452,603	4,602,603
300	20,901,848	4,798,894	2,628,894	4,298,894	4,398,894	4,548,894
325	20,667,914	4,745,184	2,575,184	4,245,184	4,345,184	4,495,184

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	Flats and Houses
Density:	392 units 25 dph

Affordable %	30%
% rented	51%
% intermediate	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	-1,669,546	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	10,076	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, 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	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	15,419,908	737,540	-1,432,460	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	18,350,634	877,741	-1,292,259	377,741	477,741	627,741
200	17,858,484	854,200	-1,315,800	354,200	454,200	604,200
225	17,366,333	830,660	-1,339,340	330,660	430,660	580,660
250	16,874,182	807,120	-1,362,880	307,120	407,120	557,120
275	16,382,031	783,579	-1,386,421	283,579	383,579	533,579
300	15,889,880	760,039	-1,409,961	260,039	360,039	510,039
325	15,397,729	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	43,384,172	2,075,136	-94,864	1,575,136	1,675,136	1,825,136
100	43,204,410	2,066,537	-103,463	1,566,537	1,666,537	1,816,537
125	42,755,003	2,045,042	-124,958	1,545,042	1,645,042	1,795,042
150	42,302,458	2,023,396	-146,604	1,523,396	1,623,396	1,773,396
175	41,846,194	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	40,933,667	1,957,924	-212,076	1,457,924	1,557,924	1,707,924
250	40,477,404	1,936,100	-233,900	1,436,100	1,536,100	1,686,100
275	40,021,141	1,914,277	-255,723	1,414,277	1,514,277	1,664,277
300	39,560,373	1,892,237	-277,763	1,392,237	1,492,237	1,642,237
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	BLV2 value 2 - Urban Open space & other	BLV3 value 3 - Greenfield (higher)	BLV4 value 4 - Greenfield (lower)
£2,170,000	£500,000	£400,000	£250,000

Site type 12

Flats and Houses
No of units 637 units
Density: 25 dph

Affordable %	30%
% rented	51%
% intermediate	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	14,351,843	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	200,346	-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	5,106,562	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	18,925,368	557,065	-1,612,935	57,065	157,065	307,065
70	18,266,484	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	714,653	-1,455,347	214,653	314,653	464,653
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	21,736,684	639,822	-1,530,178	139,822	239,822	389,822
125	20,928,988	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	-1,266,126	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	859,924	-1,311,076	359,924	459,924	609,924
70	28,564,540	840,793	-1,329,207	340,793	440,793	590,793
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	25,285,868	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	1,756,505	-413,495	1,256,505	1,356,505	1,506,505
225	58,955,688	1,735,351	-434,849	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 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 13

Flats and Houses
No of units 960 units
Density: 25 dph

Affordable %	30%
% rented	51%
% intermediate	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	23,856,755	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	19,555,194	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	-1,557,771	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	-1,739,653	-69,653	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, 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	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	32,697,491	625,589	-1,544,411	125,589	225,589	375,589
150	31,658,282	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	26,373,138	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	-1,332,583	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	90,744,794	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 CIL.

	AH %	Social Rent	Aff Rented	Sh Owrsbp
Affordable Housing	35%	51%	49%	0%

Growth	Sales	21%	Build costs	10%
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Site type T1 - 1 House

	BLV1	BLV2	BLV3	BLV4
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

	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	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

	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



Community Infrastructure Levy Viability Welwyn Hatfield BC Results summary

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

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	200	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	#N/A	#N/A	#N/A	#N/A

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	#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.

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
Affordable Housing	35%	51%	49%	0%

Growth	Sales	21%	Build costs	10%
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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, Eilenbrook, 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 **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, Eilenbrook, 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 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 **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, Eilenbrook, 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 Digswell	#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, Eilenbrook, 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 Digswell	#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
	value 2 - Urban Openspace & other new backlands	Benchmark land value 3 - Greenfield (higher)	Benchmark land value 4 - Greenfield (lower)
Benchmark land value 1 - Industrial £2,170,000	£500,000	£400,000	£250,000

Site type 1

House
No of units 1 units
Density: 25 dph

Affordable %	36%
% Social Rented	51%
% Aff Rent	49%
% Shrd Ownership	0%

Site area	0.0400 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	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	29,790	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	590,897	-1,579,103	90,897	190,897	340,897
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	1,003,114	-1,166,896	503,114	603,114	753,114
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, 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	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	50,815	1,270,384	-899,616	770,384	870,384	1,020,384
90	49,585	1,239,613	-930,387	739,613	839,613	989,613
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 £8781 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	3,653,861	1,483,861	3,153,861	3,253,861	3,403,861
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	141,847	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 near 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	21%
Sales	10%
Build	

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	764,858	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	1,108,060	-1,061,940	608,060	708,060	858,060
90	132,908	1,063,264	-1,106,736	563,264	663,264	813,264
100	130,108	1,040,862	-1,129,138	540,862	640,862	790,862
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	88,108	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	1,458,823	-711,177	958,823	1,058,823	1,208,823
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	255,410	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 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
No of units
Density:
40 dph

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

Site area	0.25 ha
Net to gross	100%

Growth	21%
Sales	10%
Build	

1- South Hatfield**Private values** £4844 ps/m

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	277,408	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 ps/m

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, Hat Grove, Hat Private values £5167 ps/m

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 ps/m

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	2,349,985	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	1,908,156	-261,844	1,408,156	1,508,156	1,658,156
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 ps/m

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

Site type 4

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

Affordable %	35%
% Social Rented	51%
% Aff Rent	49%
% Shrd Ownership	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	-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	-5,072,259	-7,242,259	-5,572,259	-5,472,259	-5,322,259
225	-724,237	-5,190,363	-7,360,363	-5,690,363	-5,590,363	-5,440,363
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, 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	-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	357,663	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 Openspace & other rural 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%
% Social Rented	51%
% Aff Rent	49%
% Shrd Ownership	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	-1,622,638	-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	-8,865,391
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, 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	-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	-1,456,768	-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	-328,836	-2,498,836	-828,836	-728,836	-578,836
70	-88,087	-440,433	-2,610,433	-940,433	-840,433	-690,433
90	-110,407	-552,035	-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
	value 2- Urban Openspace & other non backlands	Benchmark land value 3 - Greenfield (higher)	Benchmark land value 4 - Greenfield (lower)
Benchmark land value 1 - Industrial £2,170,000	£500,000	£400,000	£250,000

Site type 6

Houses	
No of units	50 units
Density:	40 dph

Affordable %	35%
% Social Rented	51%
% Aff Rent	49%
% Shrd Ownership	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	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, 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	2,700,728	1,512,408	-657,592	1,012,408	1,112,408	1,262,408
20	2,654,371	1,486,448	-683,552	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	-607,754	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
	value 2- Urban Openpace & other new backlands	Benchmark land value 3 - Greenfield (higher)	Benchmark land value 4 - Greenfield (lower)
Benchmark land value 1 - Industrial £2,170,000	£500,000	£400,000	£250,000

Site type 7

Houses
No of units 70 units
Density: 30 dph

Affordable %	35%
% 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	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	2,580,443	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	2,856,853	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	3,045,430	875,430	2,545,430	2,645,430	2,795,430
70	9,392,123	3,018,897	848,897	2,518,897	2,618,897	2,768,897
90	9,309,575	2,992,363	822,363	2,492,363	2,592,363	2,742,363
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
Benchmark land value 1 - Industrial	value 2 - Urban Openspace & other real 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%
% 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	-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, Hc 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	-5,653,018	-5,653,018	-7,823,018	-6,153,018	-6,053,018	-5,903,018
275	-5,767,948	-5,767,948	-7,937,948	-6,267,948	-6,167,948	-6,017,948
300	-5,882,877	-5,882,877	-8,052,877	-6,382,877	-6,282,877	-6,132,877
325	-5,997,807	-5,997,807	-8,167,807	-6,497,807	-6,397,807	-6,247,807

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	56,732	56,732	-2,113,268	-443,268	-343,268	-193,268
70	-32,965	-32,965	-2,202,965	-532,965	-432,965	-282,965
90	-123,526	-123,526	-2,293,526	-623,526	-523,526	-373,526
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	-397,684	-397,684	-2,567,684	-897,684	-797,684	-647,684
175	-512,614	-512,614	-2,682,614	-1,012,614	-912,614	-762,614
200	-627,544	-627,544	-2,797,544	-1,127,544	-1,027,544	-877,544
225	-742,473	-742,473	-2,912,473	-1,242,473	-1,142,473	-992,473
250	-857,404	-857,404	-3,027,404	-1,357,404	-1,257,404	-1,107,404
275	-972,333	-972,333	-3,142,333	-1,472,333	-1,372,333	-1,222,333
300	-1,087,263	-1,087,263	-3,257,263	-1,587,263	-1,487,263	-1,337,263
325	-1,202,192	-1,202,192	-3,372,192	-1,702,192	-1,602,192	-1,452,192

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

Site area	5.23 ha
Net to gross	75%

Growth	21%
Sales	10%
Build	

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	4,618,295	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	4,165,634	796,996	-1,373,004	296,996	396,996	546,996
70	3,984,569	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	-1,633,352	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 £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	-896,629	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 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	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	1,396,869	-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 £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	19,648,956	3,759,367	1,589,367	3,259,367	3,359,367	3,509,367
50	19,475,349	3,726,151	1,556,151	3,226,151	3,326,151	3,476,151
70	19,299,686	3,692,542	1,522,542	3,192,542	3,292,542	3,442,542
90	19,124,023	3,658,933	1,488,933	3,158,933	3,258,933	3,408,933
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
No of units 196 units
Density: 60 dph

Affordable %	35%
% 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	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, 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	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	5,237,199	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	19,998,085	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 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	Flats and Houses
Density:	392 units 25 dph

Affordable %	35%
% rented	51%
% intermediate	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	171,651	-1,998,348	-328,348	-228,348	-78,348
300	3,107,621	149,120	-2,020,879	-350,879	-250,879	-101,879
325	2,626,571	126,589	-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	9,237,705	441,855	-1,728,145	-58,145	41,855	191,855
150	8,773,735	419,662	-1,750,338	-80,338	19,662	169,662
175	8,309,765	397,470	-1,772,530	-102,530	-2,530	147,470
200	7,840,244	375,012	-1,794,988	-124,988	-24,988	125,012
225	7,369,194	352,481	-1,817,519	-147,519	-47,519	102,481
250	6,898,145	329,950	-1,840,050	-170,050	-70,050	79,950
275	6,427,095	307,418	-1,862,582	-192,582	-92,582	57,418
300	5,956,046	284,887	-1,885,113	-215,113	-115,113	34,887
325	5,484,996	262,356	-1,907,644	-237,644	-137,644	12,356

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	664,372	-1,505,628	164,372	264,372	414,372
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	12,609,966	603,155	-1,566,845	103,155	203,155	353,155
100	12,424,377	594,278	-1,575,722	94,278	194,278	344,278
125	11,960,407	572,086	-1,597,914	72,086	172,086	322,086
150	11,496,437	549,893	-1,620,107	49,893	149,893	299,893
175	11,032,467	527,701	-1,642,299	27,701	127,701	277,701
200	10,568,497	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	9,640,557	461,124	-1,708,876	-38,876	61,124	211,124
275	9,176,587	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	394,546	-1,775,453	-105,453	-5,453	144,546

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	17,396,761	832,211	-1,337,789	332,211	432,211	582,211
50	17,033,164	814,724	-1,355,276	314,724	414,724	564,724
70	16,669,566	797,237	-1,372,763	297,237	397,237	547,237
90	16,305,968	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	12,919,646	617,824	-1,552,006	117,824	217,824	367,824
300	12,462,646	595,795	-1,573,865	95,795	195,795	345,795
325	11,999,646	573,766	-1,595,724	73,766	173,766	323,766

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	1,844,243	-325,757	1,344,243	1,444,243	1,594,243
90	38,219,033	1,828,031	-341,969	1,328,031	1,428,031	1,578,031
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	-431,352	1,238,864	1,338,864	1,488,864
225	35,919,200	1,718,074	-451,926	1,218,074	1,318,074	1,468,074
250	35,489,062	1,697,500	-472,500	1,197,500	1,297,500	1,447,500
275	35,058,925	1,676,926	-493,074	1,176,926	1,276,926	1,426,926
300	34,628,787	1,656,351	-513,649	1,156,351	1,256,351	1,406,351
325	34,197,600	1,635,730	-534,270	1,135,730	1,235,730	1,385,730

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	Flats and Houses
Density:	637 units 25 dph

Affordable %	35%
% rented	51%
% intermediate	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	39,093
50	9,200,295	270,809	-1,899,191	-229,191	-129,191	20,809
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	-94,590
200	4,491,498	132,207	-2,037,793	-367,793	-267,793	-117,793
225	3,703,205	109,003	-2,060,997	-390,997	-290,997	-140,997
250	2,914,912	85,800	-2,084,200	-414,200	-314,200	-164,200
275	2,119,193	62,378	-2,107,622	-437,622	-337,622	-187,622
300	1,318,872	38,821	-2,131,179	-461,179	-361,179	-211,179
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	13,587,530	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, 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	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	706,282	-1,463,718	206,282	306,282	456,282
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	54,937,656	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	BLV2 value 2 - Urban Open space & other	BLV3 value 3 - Greenfield (higher)	BLV4 value 4 - Greenfield (lower)
£2,170,000	£500,000	£400,000	£250,000

Site type 13

Flats and Houses
No of units 980 units
Density: 25 dph

Affordable %	35%
% rented	51%
% intermediate	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	5,291,651	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	-5,195	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, 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	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	25,265,626	463,398	-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	698,550	-1,471,450	198,550	298,550	448,550
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	76,526,371	1,464,153	-705,847	964,153	1,064,153	1,214,153
200	75,606,871	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

Appendix 4 - Retirement housing and Extra Care



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

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

	AH %	Rented	SO	SH
Affordable Housing	0%	0%	0%	0%

Site type	Retirement Housing 40 Units
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	BLV1	BLV2	BLV3	BLV4
£5,597 per sq m	#N/A	#N/A	#N/A	#N/A

Site type	Extra Care 40 Units
------------------	----------------------------

	BLV1	BLV2	BLV3	BLV4
£5,597 per sq m	#N/A	#N/A	#N/A	#N/A

**Community Infrastructure Levy
Welwyn Hatfield BC**
Benchmark Land Values (per gross ha)

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

Site type Retirement Housing 40 Units

	Flats
No of units	40 units
Density:	90 dph
CSH level:	6

Affordable %	0%
% rented	0%
% intermed	0%
% strter homes	0%

Site area	0.4444 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£5,597 per sq m

Private values £5597 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	-1,367,034	-3,075,827	-5,245,827	-3,575,827	-3,475,827	-3,325,827
20	-1,440,735	-3,241,654	-5,411,654	-3,741,654	-3,641,654	-3,491,654
30	-1,477,585	-3,324,567	-5,494,567	-3,824,567	-3,724,567	-3,574,567
50	-1,551,287	-3,490,395	-5,660,395	-3,990,395	-3,890,395	-3,740,395
70	-1,624,988	-3,656,223	-5,826,223	-4,156,223	-4,056,223	-3,906,223
90	-1,698,688	-3,822,048	-5,992,048	-4,322,048	-4,222,048	-4,072,048
100	-1,735,539	-3,904,963	-6,074,963	-4,404,963	-4,304,963	-4,154,963
125	-1,827,665	-4,112,246	-6,282,246	-4,612,246	-4,512,246	-4,362,246
150	-1,919,791	-4,319,529	-6,489,529	-4,819,529	-4,719,529	-4,569,529
175	-2,011,918	-4,526,814	-6,696,814	-5,026,814	-4,926,814	-4,776,814
200	-2,104,043	-4,734,098	-6,904,098	-5,234,098	-5,134,098	-4,984,098
225	-2,196,169	-4,941,381	-7,111,381	-5,441,381	-5,341,381	-5,191,381
250	-2,288,296	-5,148,666	-7,318,666	-5,648,666	-5,548,666	-5,398,666
275	-2,380,422	-5,355,949	-7,525,949	-5,855,949	-5,755,949	-5,605,949
300	-2,472,548	-5,563,234	-7,733,234	-6,063,234	-5,963,234	-5,813,234
325	-2,564,674	-5,770,517	-7,940,517	-6,270,517	-6,170,517	-6,020,517

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 Openspace & other	value 3 - Greenfield (higher)	value 4 - Greenfield (lower)
£2,170,000	£500,000	£400,000	£250,000

Site type Extra Care 40 Units

	Flats
No of units	40 units
Density:	90 dph
CSH level:	6

Affordable %	0%
% rented	0%
% intermed	0%
% strter homes	0%

Site area	0.44 ha
Net to gross	100%

Growth	
Sales	0%
Build	0%

£5,597 per sq m

Private values £5597 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	-3,348,543	-7,534,223	-9,704,223	-8,034,223	-7,934,223	-7,784,223
20	-3,434,527	-7,727,686	-9,897,686	-8,227,686	-8,127,686	-7,977,686
30	-3,477,519	-7,824,418	-9,994,418	-8,324,418	-8,224,418	-8,074,418
50	-3,563,504	-8,017,884	-10,187,884	-8,517,884	-8,417,884	-8,267,884
70	-3,649,488	-8,211,348	-10,381,348	-8,711,348	-8,611,348	-8,461,348
90	-3,735,473	-8,404,814	-10,574,814	-8,904,814	-8,804,814	-8,654,814
100	-3,778,465	-8,501,546	-10,671,546	-9,001,546	-8,901,546	-8,751,546
125	-3,885,945	-8,743,377	-10,913,377	-9,243,377	-9,143,377	-8,993,377
150	-3,993,426	-8,985,208	-11,155,208	-9,485,208	-9,385,208	-9,235,208
175	-4,100,906	-9,227,039	-11,397,039	-9,727,039	-9,627,039	-9,477,039
200	-4,208,387	-9,468,870	-11,638,870	-9,968,870	-9,868,870	-9,718,870
225	-4,315,867	-9,710,701	-11,880,701	-10,210,701	-10,110,701	-9,960,701
250	-4,423,347	-9,952,532	-12,122,532	-10,452,532	-10,352,532	-10,202,532
275	-4,530,829	-10,194,365	-12,364,365	-10,694,365	-10,594,365	-10,444,365
300	-4,638,309	-10,436,196	-12,606,196	-10,936,196	-10,836,196	-10,686,196
325	-4,745,790	-10,678,027	-12,848,027	-11,178,027	-11,078,027	-10,928,027

Maximum CIL rates (per square metre)

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

Appendix 5 - Commercial appraisal results

COMMUNITY INFRASTRUCTURE LEVY Commercial Development

Use class:	Office
Location:	Welwyn Hatfield Borough

	£s per sqft	Yield	Rent free
Appraisal 1	£18.50	7.00%	1.50 years
Appraisal 2	£20.50	7.00%	1.50 years
Appraisal 3	£22.50	7.00%	1.50 years
Appraisal 4	£24.50	7.25%	1.50 years
Appraisal 5 (base)	£24.50	7.00%	1.50 years
Appraisal 6	£24.50	6.75%	1.50 years
Appraisal 7	£25.00	7.00%	1.50 years
Appraisal 8	£25.50	7.00%	1.50 years
Appraisal 9	£26.00	7.00%	1.50 years
Appraisal 10	£26.50	7.00%	1.50 years

Existing floorspace as % of new
40%

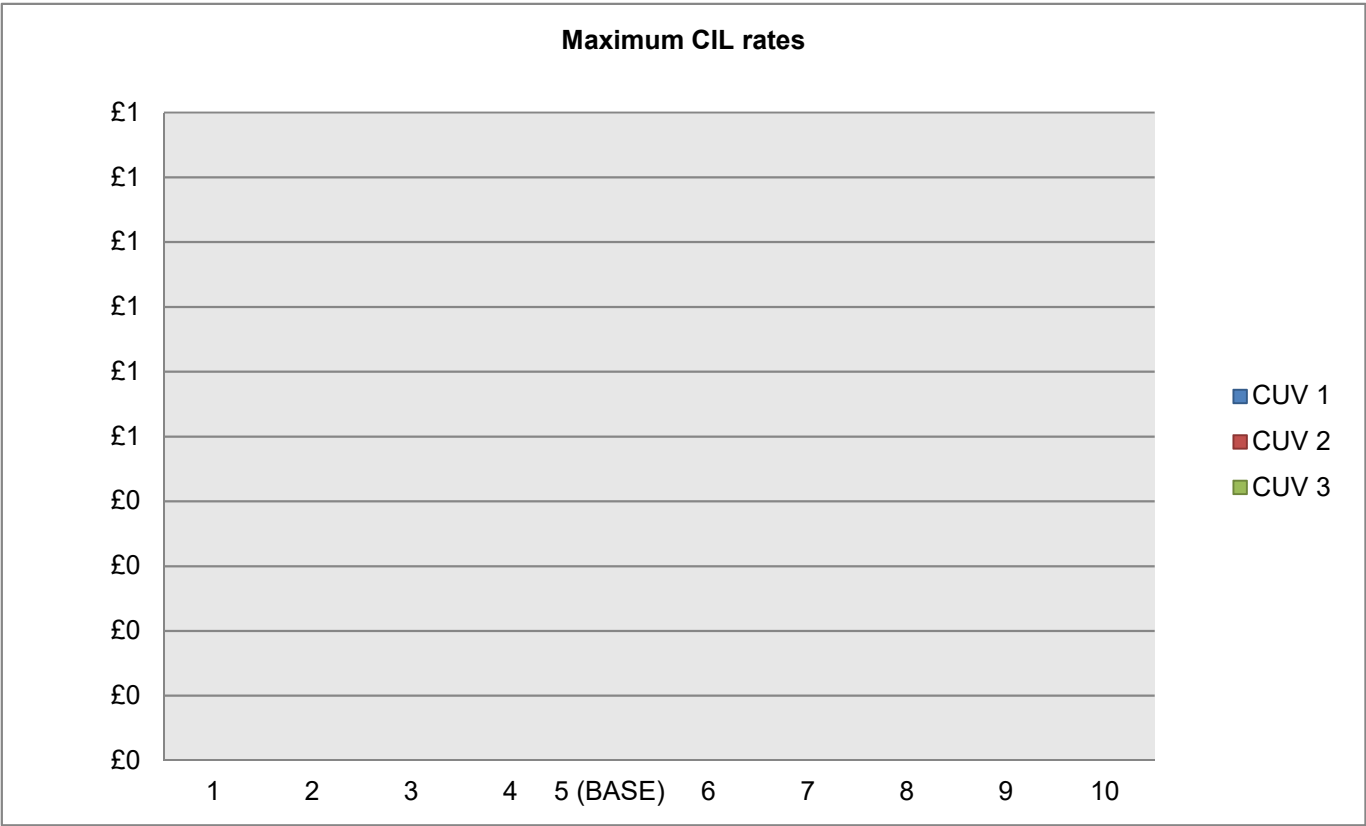
Net off existing floorspace from CIL calculation: n

Ctrl + y to goal seek max CIL

	£s per sqft	Yield	Rent free	Premium
Current use value 1	£9.23	6.75%	2.50 years	20.00%
Current use value 2	£11.50	6.75%	2.50 years	20.00%
Current use value 3	£16.50	8.25%	2.50 years	20.00%

Results - Maximum CIL rates per square metre

	Change in rent from base	CUV 1	CUV 2	CUV 3
Appraisal 1	-32%	£0	£0	£0
Appraisal 2	-20%	£0	£0	£0
Appraisal 3	-9%	£0	£0	£0
Appraisal 4	0%	£0	£0	£0
Appraisal 5 (base)	-	£0	£0	£0
Appraisal 6	0%	£0	£0	£0
Appraisal 7	2%	£0	£0	£0
Appraisal 8	4%	£0	£0	£0
Appraisal 9	6%	£0	£0	£0
Appraisal 10	8%	£0	£0	£0





DEVELOPMENT APPRAISAL

Commercial Development

Use class:	Office
Location:	Welwyn Hatfield Borough

DEVELOPMENT VALUE			Common assumptions		Appraisal 1		Appraisal 2		Appraisal 3		Appraisal 4		Appraisal 5		Appraisal 6		Appraisal 7		Appraisal 8		Appraisal 9		Appraisal 10	
			£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum
Rental Income	Floor area																							
Rent - area 1	10,000		£18.50	£185,000	£21	£205,000	£22.50	£225,000	£24.50	£245,000	£24.50	£245,000	£24.50	£245,000	£25.00	£250,000	£25.50	£255,000	£26.00	£260,000	£26.50	£265,000		
Rent - area 2			£18.50	£0	£21	£0	£22.50	£0	£24.50	£0	£24.50	£0	£24.50	£0	£25.00	£0	£25.50	£0	£26.00	£0	£26.50	£0		
Rent - area 3			£18.50	£0	£21	£0	£22.50	£0	£24.50	£0	£24.50	£0	£24.50	£0	£25.00	£0	£25.50	£0	£26.00	£0	£26.50	£0		
Total floor area / rent	10,000			£185,000		£205,000		£225,000		£245,000		£245,000		£245,000		£250,000		£255,000		£260,000		£265,000		
Rent free/voids (years)			1.5	0.9035	1.5	0.9035	1.5	0.9035	1.5	0.9003	1.5	0.9035	1.5	0.9067	1.5	0.9035	1.5	0.9035	1.5	0.9035	1.5	0.9035		
Yield			7.00%		7.00%		7.00%		7.25%		7.00%		6.75%		7.00%		7.00%		7.00%		7.00%			
Capitalised rent				£2,387,800		£2,645,941		£2,904,082		£3,042,511		£3,162,222		£3,290,868		£3,226,757		£3,291,292		£3,355,828		£3,420,363		
GROSS DEVELOPMENT VALUE																								
Purchaser's costs	6.80%			£162,370		£179,924		£197,478		£206,891		£215,031		£223,779		£219,419		£223,808		£228,196		£232,585		
				£2,225,430		£2,466,017		£2,706,604		£2,835,620		£2,947,191		£3,067,089		£3,007,338		£3,067,485		£3,127,631		£3,187,778		
DEVELOPMENT COSTS																								
Land costs				£473,926		£473,926		£473,926		£473,926		£473,926		£473,926		£473,926		£473,926		£473,926		£473,926		
Stamp duty and acquisition costs				-£32,227		-£32,227		-£32,227		-£32,227		-£32,227		-£32,227		-£32,227		-£32,227		-£32,227		-£32,227		
Development Costs																								
Existing floor area	40%	4,000																						
Demolition costs	£13 psf			£51,040		£51,040		£51,040		£51,040		£51,040		£51,040		£51,040		£51,040		£51,040		£51,040		
Building costs	£253 psf			£3,088,434		£3,088,434		£3,088,434		£3,088,434		£3,088,434		£3,088,434		£3,088,434		£3,088,434		£3,088,434		£3,088,434		
Area	82% grs to net	12,195																						
External works & BREEM	13.00%			£401,496		£401,496		£401,496		£401,496		£401,496		£401,496		£401,496		£401,496		£401,496		£401,496		
Allowance for car parking				£775,000		£775,000		£775,000		£775,000		£775,000		£775,000		£775,000		£775,000		£775,000		£775,000		
Professional fees	10.00%			£431,597		£431,597		£431,597		£431,597		£431,597		£431,597		£431,597		£431,597		£431,597		£431,597		
Contingency	5.00%			£237,378		£237,378		£237,378		£237,378		£237,378		£237,378		£237,378		£237,378		£237,378		£237,378		
Residual S106	£2 psf			£20,000		£20,000		£20,000		£20,000		£20,000		£20,000		£20,000		£20,000		£20,000		£20,000		
CIL	£s psf	10,000	-£374	-£3,741,822	-£356	-£3,556,243	-£337	-£3,370,661	-£327	-£3,272,533	-£319	-£3,185,078	-£309	-£3,093,161	-£314	-£3,138,682	-£309	-£3,094,351	-£305	-£3,047,931	-£300	-£3,001,511		
Disposal Costs																								
Letting Agent's fee (% of rent)	15.00%			£27,750		£30,750		£33,750		£36,750		£36,750		£36,750		£37,500		£38,250		£39,000		£39,750		
Agent's fees (on capital value)	1.00%			£23,878		£26,459		£29,041		£30,425		£31,622		£32,909		£32,268		£32,913		£33,558		£34,204		
Legal fees (% of capital value)	0.50%			£11,939		£11,939		£11,939		£11,939		£11,939		£11,939		£11,939		£11,939		£11,939		£11,939		
Finance																								
Loan arrangement fee				£0		£0		£0		£0		£0		£0		£0		£0		£0		£0		
Interest rate	6.50%																							
Interest	18 months			£86,209		£95,528		£104,847		£109,845		£114,167		£118,710		£116,496		£118,726		£121,057		£123,388		
Profit on cost				£370,831		£410,938		£451,043		£472,549		£491,147		£513,298		£501,173		£513,363		£523,363		£533,365		
Profit on cost (%)				20.00%		20.00%		20.00%		20.00%		20.00%		20.10%		20.00%		20.10%		20.10%		20.09%		
Net additional floorspace (sq ft)		6,000		6,000		6,000		6,000		6,000		6,000		6,000		6,000		6,000		6,000		6,000		
Net additional floorspace (sq m)		557		557		557		557		557		557		557		557		557		557		557		

CURRENT USE VALUE

Commercial Development

Use class:	Office
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	Common assumptions		CUV 1		CUV 2		CUV 3	
Current use value								
Existing space as percentage of new	40%	4,000						
Rent per sq ft			£9 psf		£12 psf		£17 psf	
Rental income per annum			£36,920		£46,000		£66,000	
Rent free/voids (years)			2.5	0.8493	2.5	0.8493	2.5	0.8202
Total revenue, capitalised (including all costs)			6.75%		6.75%		8.25%	
Refurbishment costs	£61 psf		£244,147		£244,147		£244,147	
Fees	7%		£17,090		£17,090		£17,090	
Capitalised rent, net of refurb and fees			£203,319		£317,570		£394,938	
Purchaser's costs	6.80%							
Current use value			£203,319		£317,570		£394,938	
CUV including Landowner premium			20%	£243,982	20.00%	£381,084	20.00%	£473,926

COMMUNITY INFRASTRUCTURE LEVY Commercial Development

Use class:	Science Park Lab Enabled Space
Location:	Welwyn Hatfield Borough

	£s per sqft	Yield	Rent free
Appraisal 1	£32.00	5.00%	1.00 years
Appraisal 2	£33.00	5.00%	1.00 years
Appraisal 3	£34.00	5.00%	1.00 years
Appraisal 4	£35.00	5.25%	1.00 years
Appraisal 5 (base)	£35.00	5.00%	1.00 years
Appraisal 6	£35.00	4.75%	1.00 years
Appraisal 7	£36.00	5.00%	1.00 years
Appraisal 8	£37.00	5.00%	1.00 years
Appraisal 9	£38.00	5.00%	1.00 years
Appraisal 10	£39.00	5.00%	1.00 years

	£s per sqft	Yield	Rent free	Premium
Current use value 1	£9.23	6.75%	2.50 years	20.00%
Current use value 2	£11.50	6.75%	2.50 years	20.00%
Current use value 3	£16.50	8.25%	2.50 years	20.00%

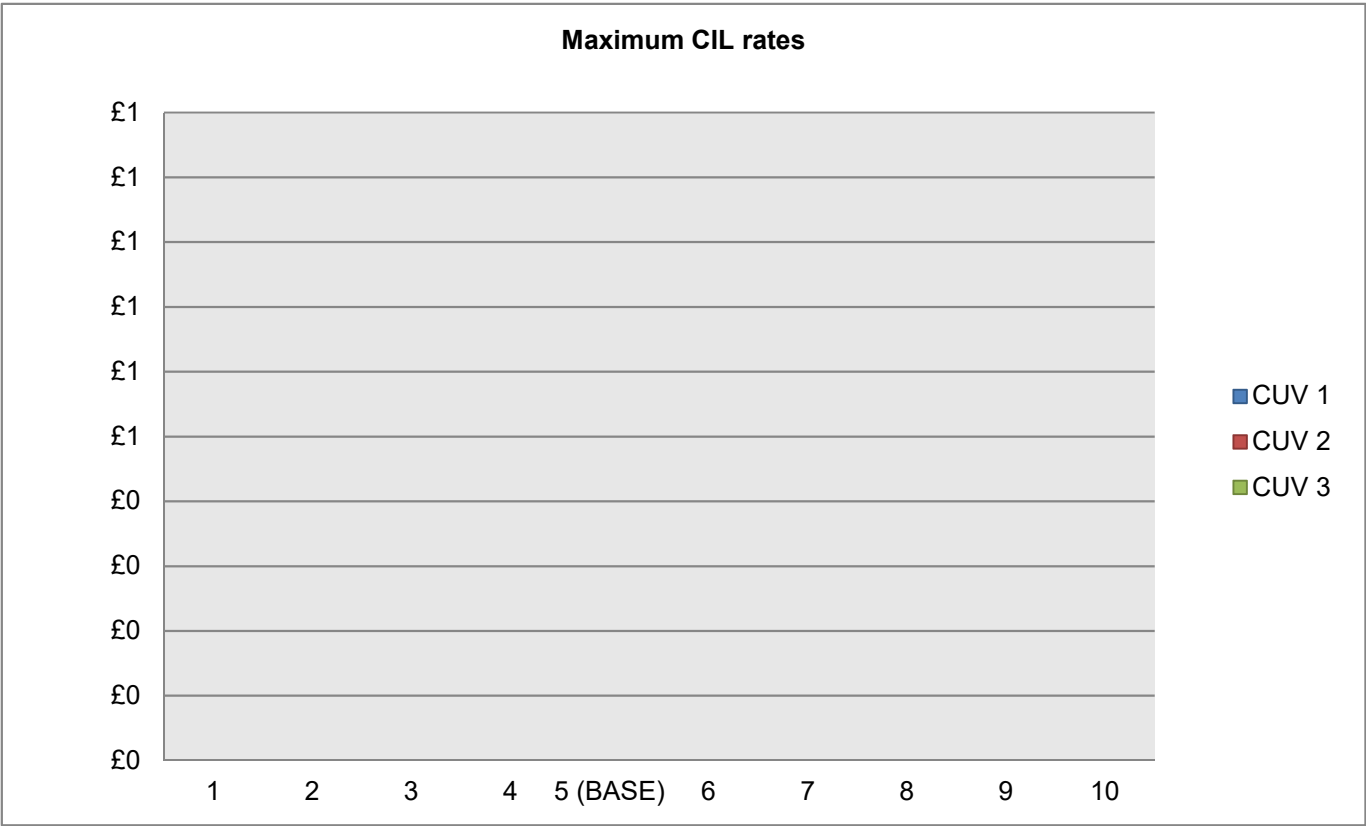
Results - Maximum CIL rates per square metre

	Change in rent from base	CUV 1	CUV 2	CUV 3
Appraisal 1	-9%	£0	£0	£0
Appraisal 2	-6%	£0	£0	£0
Appraisal 3	-3%	£0	£0	£0
Appraisal 4	0%	£0	£0	£0
Appraisal 5 (base)	-	£0	£0	£0
Appraisal 6	0%	£0	£0	£0
Appraisal 7	3%	£0	£0	£0
Appraisal 8	5%	£0	£0	£0
Appraisal 9	8%	£0	£0	£0
Appraisal 10	10%	£0	£0	£0

Existing floorspace as % of new
40%

Net off existing floorspace from CIL calculation: n

Ctrl + y to goal seek max CIL





DEVELOPMENT APPRAISAL

Commercial Development

Use class:	Office
Location:	Welwyn Hatfield Borough

DEVELOPMENT VALUE			Common assumptions		Appraisal 1		Appraisal 2		Appraisal 3		Appraisal 4		Appraisal 5		Appraisal 6		Appraisal 7		Appraisal 8		Appraisal 9		Appraisal 10	
					0																			
<u>Rental Income</u>	<u>Floor area</u>		£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum
Rent - area 1	10,000		£32.00	£320,000	£33	£330,000	£34.00	£340,000	£35.00	£350,000	£35.00	£350,000	£35.00	£350,000	£35.00	£350,000	£36.00	£360,000	£37.00	£370,000	£38.00	£380,000	£39.00	£390,000
Rent - area 2			£32.00	£0	£33	£0	£34.00	£0	£35.00	£0	£35.00	£0	£35.00	£0	£36.00	£0	£37.00	£0	£37.00	£0	£38.00	£0	£39.00	£0
Rent - area 3			£32.00	£0	£33	£0	£34.00	£0	£35.00	£0	£35.00	£0	£35.00	£0	£36.00	£0	£37.00	£0	£37.00	£0	£38.00	£0	£39.00	£0
Total floor area / rent	10,000			£320,000		£330,000		£340,000		£350,000		£350,000		£350,000		£350,000		£360,000		£370,000		£380,000		£390,000
Rent free/voids (years)			1.0	0.9524	1.0	0.9524	1.0	0.9524	1.0	0.9501	1.0	0.9524	1.0	0.9547	1.0	0.9524	1.0	0.9524	1.0	0.9524	1.0	0.9524	1.0	0.9524
Yield			5.00%		5.00%		5.00%		5.25%		5.00%		4.75%		5.00%		5.00%		5.00%		5.00%		5.00%	
Capitalised rent				£6,095,238		£6,285,714		£6,476,190		£6,334,125		£6,666,667		£7,034,292		£6,857,143		£7,047,619		£7,238,095		£7,428,571		£7,428,571
GROSS DEVELOPMENT VALUE																								
Purchaser's costs	6.80%			£414,476		£427,429		£440,381		£430,721		£453,333		£478,332		£466,286		£479,238		£492,190		£505,143		£505,143
				£5,680,762		£5,858,286		£6,035,810		£5,903,405		£6,213,333		£6,555,960		£6,390,857		£6,568,381		£6,745,905		£6,923,429		£6,923,429
DEVELOPMENT COSTS																								
Land costs				£473,926		£473,926		£473,926		£473,926		£473,926		£473,926		£473,926		£473,926		£473,926		£473,926		£473,926
Stamp duty and acquisition costs				-£32,227		-£32,227		-£32,227		-£32,227		-£32,227		-£32,227		-£32,227		-£32,227		-£32,227		-£32,227		-£32,227
<u>Development Costs</u>																								
Existing floor area	40%	4,000																						
Demolition costs	£13 psf			£51,040		£51,040		£51,040		£51,040		£51,040		£51,040		£51,040		£51,040		£51,040		£51,040		£51,040
Building costs	£260 psf			£3,172,273		£3,172,273		£3,172,273		£3,172,273		£3,172,273		£3,172,273		£3,172,273		£3,172,273		£3,172,273		£3,172,273		£3,172,273
Area	82% grs to net	12,195																						
External works & BREEM	13.00%			£412,395		£412,395		£412,395		£412,395		£412,395		£412,395		£412,395		£412,395		£412,395		£412,395		£412,395
Allowance for car parking				£775,000		£775,000		£775,000		£775,000		£775,000		£775,000		£775,000		£775,000		£775,000		£775,000		£775,000
Professional fees	10.00%			£441,071		£441,071		£441,071		£441,071		£441,071		£441,071		£441,071		£441,071		£441,071		£441,071		£441,071
Contingency	5.00%			£242,589		£242,589		£242,589		£242,589		£242,589		£242,589		£242,589		£242,589		£242,589		£242,589		£242,589
Residual S106	£2 psf			£20,000		£20,000		£20,000		£20,000		£20,000		£20,000		£20,000		£20,000		£20,000		£20,000		£20,000
CIL	£s psf	10,000	-£118	-£1,183,011	-£105	-£1,045,325	-£91	-£907,644	-£101	-£1,012,950	-£77	-£768,768	-£50	-£500,673	-£63	-£631,341	-£49	-£493,946	-£35	-£353,103	-£22	-£218,585		
<u>Disposal Costs</u>																								
Letting Agent's fee (% of rent)	15.00%			£48,000		£49,500		£51,000		£52,500		£52,500		£52,500		£54,000		£55,500		£57,000		£58,500		£58,500
Agent's fees (on capital value)	1.00%			£60,952		£62,857		£64,762		£63,341		£66,667		£70,343		£68,571		£70,476		£72,381		£74,286		£74,286
Legal fees (% of capital value)	0.50%			£30,476		£30,476		£30,476		£30,476		£30,476		£30,476		£30,476		£30,476		£30,476		£30,476		£30,476
<u>Finance</u>																								
Loan arrangement fee				£0		£0		£0		£0		£0		£0		£0		£0		£0		£0		£0
Interest rate	6.50%																							
Interest	18 months			£219,984		£226,862		£233,740		£228,610		£240,676		£253,925		£247,541		£254,405		£261,438		£268,161		£268,161
Profit on cost				£948,294		£977,849		£1,007,409		£985,360		£1,035,716		£1,093,322		£1,065,542		£1,095,403		£1,121,646		£1,154,523		£1,154,523
Profit on cost (%)				20.04%		20.04%		20.03%		20.04%		20.00%		20.01%		20.01%		20.01%		19.94%		20.01%		20.01%
Net additional floorspace (sq ft)		6,000		6,000		6,000		6,000		6,000		6,000		6,000		6,000		6,000		6,000		6,000		6,000
Net additional floorspace (sq m)		557		557		557		557		557		557		557		557		557		557		557		557

CURRENT USE VALUE

Commercial Development

Use class:	Office
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	Common assumptions		CUV 1		CUV 2		CUV 3	
Current use value					40%			
Existing space as percentage of new	40%	4,000						
Rent per sq ft			£9 psf		£12 psf		£17 psf	
Rental income per annum			£36,920		£46,000		£66,000	
Rent free/voids (years)			2.5	0.8493	2.5	0.8493	2.5	0.8202
Total revenue, capitalised (including all costs)			6.75%		6.75%		8.25%	
Refurbishment costs	£61 psf		£244,147		£244,147		£244,147	
Fees	7%		£17,090		£17,090		£17,090	
Capitalised rent, net of refurb and fees			£203,319		£317,570		£394,938	
Purchaser's costs	6.80%							
Current use value			£203,319		£317,570		£394,938	
CUV including Landowner premium			20%	£243,982	20.00%	£381,084	20.00%	£473,926

COMMUNITY INFRASTRUCTURE LEVY

Commercial Development

Use class:	Supermarket/Superstore
Location:	Whole Borough

	£s per sqft	Yield	Rent free
Appraisal 1	£16.50	5.75%	.50 years
Appraisal 2	£17.00	5.75%	.50 years
Appraisal 3	£17.50	5.75%	.50 years
Appraisal 4	£18.00	6.00%	.50 years
Appraisal 5 (base)	£18.00	5.75%	.50 years
Appraisal 6	£18.00	5.50%	.50 years
Appraisal 7	£18.50	5.75%	.50 years
Appraisal 8	£19.00	5.75%	.50 years
Appraisal 9	£19.50	5.75%	.50 years
Appraisal 10	£20.00	5.75%	.50 years

Existing floorspace as % of new
40%

Net off existing floorspace from CIL calculation:

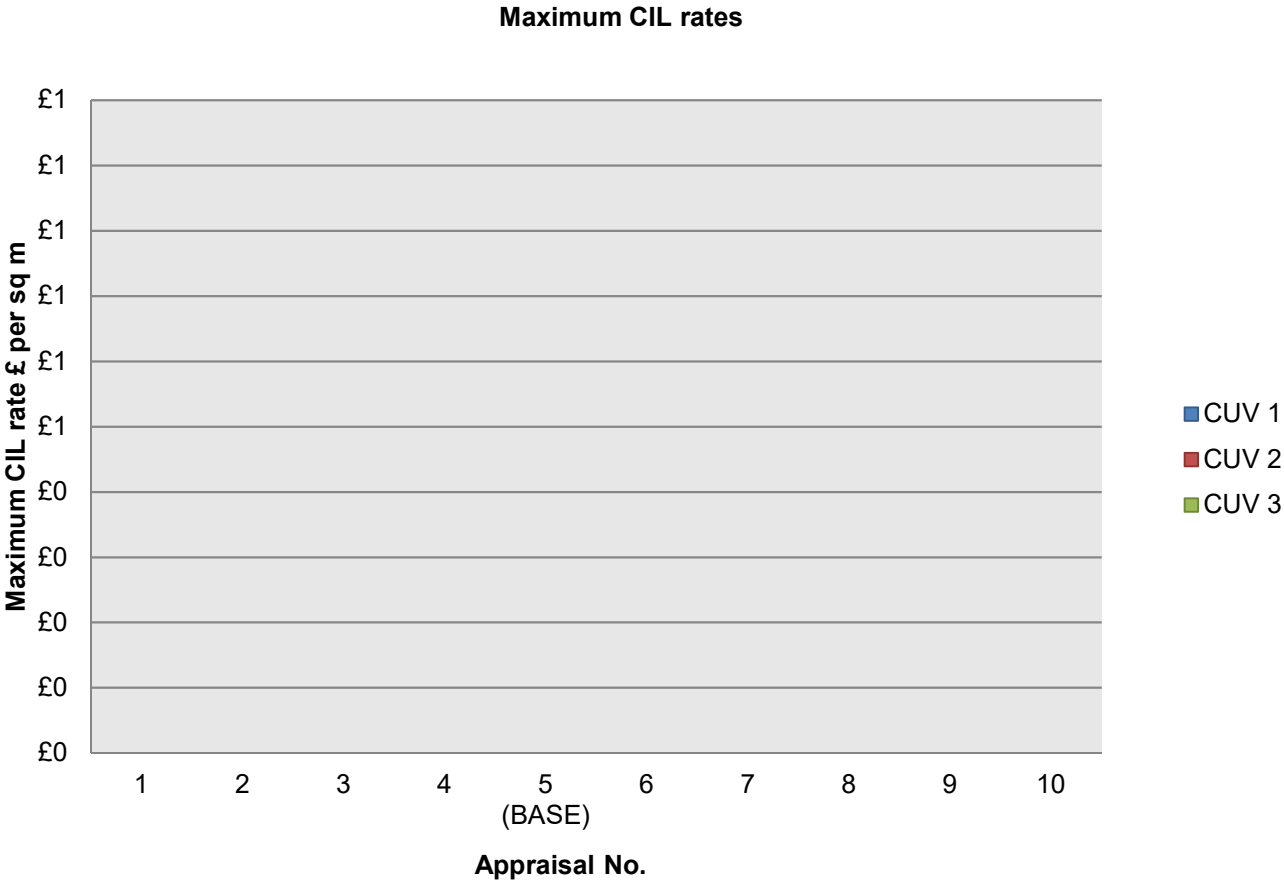
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Ctrl + y to goal seek max CIL

	£s per sqft	Yield	Rent free	Premium
Current use value 1	£9.23	6.75%	2.50 years	20.00%
Current use value 2	£11.50	6.75%	2.50 years	20.00%
Current use value 3	£16.50	8.25%	2.50 years	20.00%

Results - Maximum CIL rates per square metre

	Change in rent from base	CUV 1	CUV 2	CUV 3
Appraisal 1	-9%	£0	£0	£0
Appraisal 2	-6%	£0	£0	£0
Appraisal 3	-3%	£0	£0	£0
Appraisal 4	0%	£0	£0	£0
Appraisal 5 (base)	-	£0	£0	£0
Appraisal 6	0%	£0	£0	£0
Appraisal 7	3%	£0	£0	£0
Appraisal 8	5%	£0	£0	£0
Appraisal 9	8%	£0	£0	£0
Appraisal 10	10%	£0	£0	£0





DEVELOPMENT APPRAISAL

Commercial Development

Use class:	Supermarket/Superstore
Location:	Whole Borough

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DEVELOPMENT VALUE			Common assumptions		Appraisal 1		Appraisal 2		Appraisal 3		Appraisal 4		Appraisal 5		Appraisal 6		Appraisal 7		Appraisal 8		Appraisal 9		Appraisal 10	
<u>Rental Income</u>			Floor area		£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum
Rent - area 1			17,940		£16.50	£296,010	£17	£304,980	£17.50	£313,950	£18.00	£322,920	£18.00	£322,920	£18.00	£322,920	£18.50	£331,890	£19.00	£340,860	£19.50	£349,830	£20.00	£358,800
Rent - area 2			17,940		£16.50	£296,010	£17	£304,980	£17.50	£313,950	£18.00	£322,920	£18.00	£322,920	£18.00	£322,920	£18.50	£331,890	£19.00	£340,860	£19.50	£349,830	£20.00	£358,800
Rent - area 3			17,940		£16.50	£296,010	£17	£304,980	£17.50	£313,950	£18.00	£322,920	£18.00	£322,920	£18.00	£322,920	£18.50	£331,890	£19.00	£340,860	£19.50	£349,830	£20.00	£358,800
Total floor area / rent				53,820		£888,030		£914,940		£941,850		£968,760		£968,760		£968,760		£995,670		£1,022,580		£1,049,490		£1,076,400
Rent free/voids (years)					0.5	0.9724	0.5	0.9724	0.5	0.9724	0.5	0.9713	0.5	0.9724	0.5	0.9736	0.5	0.9724	0.5	0.9724	0.5	0.9724	0.5	0.9724
Yield			5.75%		5.75%		5.75%		5.75%		6.00%		5.75%		5.50%		5.75%		5.75%		5.75%		5.75%	
Capitalised rent						£15,018,260		£15,473,358		£15,928,457		£15,682,382		£16,383,556		£17,148,545		£16,838,655		£17,293,753		£17,748,852		£18,203,951
GROSS DEVELOPMENT VALUE																								
Purchaser's costs			6.80%			£1,021,242		£1,052,188		£1,083,135		£1,066,402		£1,114,082		£1,166,101		£1,145,029		£1,175,975		£1,206,922		£1,237,869
						£13,997,018		£14,421,170		£14,845,322		£14,615,980		£15,269,474		£15,982,444		£15,693,626		£16,117,778		£16,541,930		£16,966,082
DEVELOPMENT COSTS																								
Land costs						£2,550,670		£2,550,670		£2,550,670		£2,550,670		£2,550,670		£2,550,670		£2,550,670		£2,550,670		£2,550,670		£2,550,670
Stamp duty and acquisition costs						-£173,446		-£173,446		-£173,446		-£173,446		-£173,446		-£173,446		-£173,446		-£173,446		-£173,446		-£173,446
<u>Development Costs</u>																								
Existing floor area			40%	21,528																				
Demolition costs			£13 psf			£274,697		£274,697		£274,697		£274,697		£274,697		£274,697		£274,697		£274,697		£274,697		£274,697
Building costs			£206 psf																					

CURRENT USE VALUE
Commercial Development

Use class:	Supermarket/Superstore
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	Common assumptions	CUV 1		CUV 2		CUV 3	
Current use value							
Existing space as percentage of new	40%	21,528					
Rent per sq ft		£9 psf		£12 psf		£17 psf	
Rental income per annum		£198,703		£247,572		£355,212	
Rent free/voids (years)		2.5	0.8493	2.5	0.8493	2.5	0.8202
Total revenue, capitalised (including all costs)		6.75%		6.75%		8.25%	
Refurbishment costs	£61 psf	£1,314,000		£1,314,000		£1,314,000	
Fees	7%	£91,980		£91,980		£91,980	
Capitalised rent, net of refurb and fees		£1,094,261		£1,709,163		£2,125,558	
Purchaser's costs	6.80%						
Current use value		£1,094,261		£1,709,163		£2,125,558	
CUV including Landowner premium		20% £1,313,113		20.00% £2,050,996		20.00% £2,550,670	

COMMUNITY INFRASTRUCTURE LEVY
Commercial Development

Use class:	Retail Warehouse
Location:	Whole Borough

	£s per sqft	Yield	Rent free
Appraisal 1	£18.50	6.25%	1.00 years
Appraisal 2	£19.00	6.25%	1.00 years
Appraisal 3	£19.50	6.25%	1.00 years
Appraisal 4	£20.00	6.50%	1.00 years
Appraisal 5 (base)	£20.00	6.25%	1.00 years
Appraisal 6	£20.00	6.00%	1.00 years
Appraisal 7	£20.50	6.25%	1.00 years
Appraisal 8	£21.00	6.25%	1.00 years
Appraisal 9	£21.50	6.25%	1.00 years
Appraisal 10	£22.00	6.25%	1.00 years

Existing floorspace as % of new
40%

Net off existing floorspace from CIL calculation:

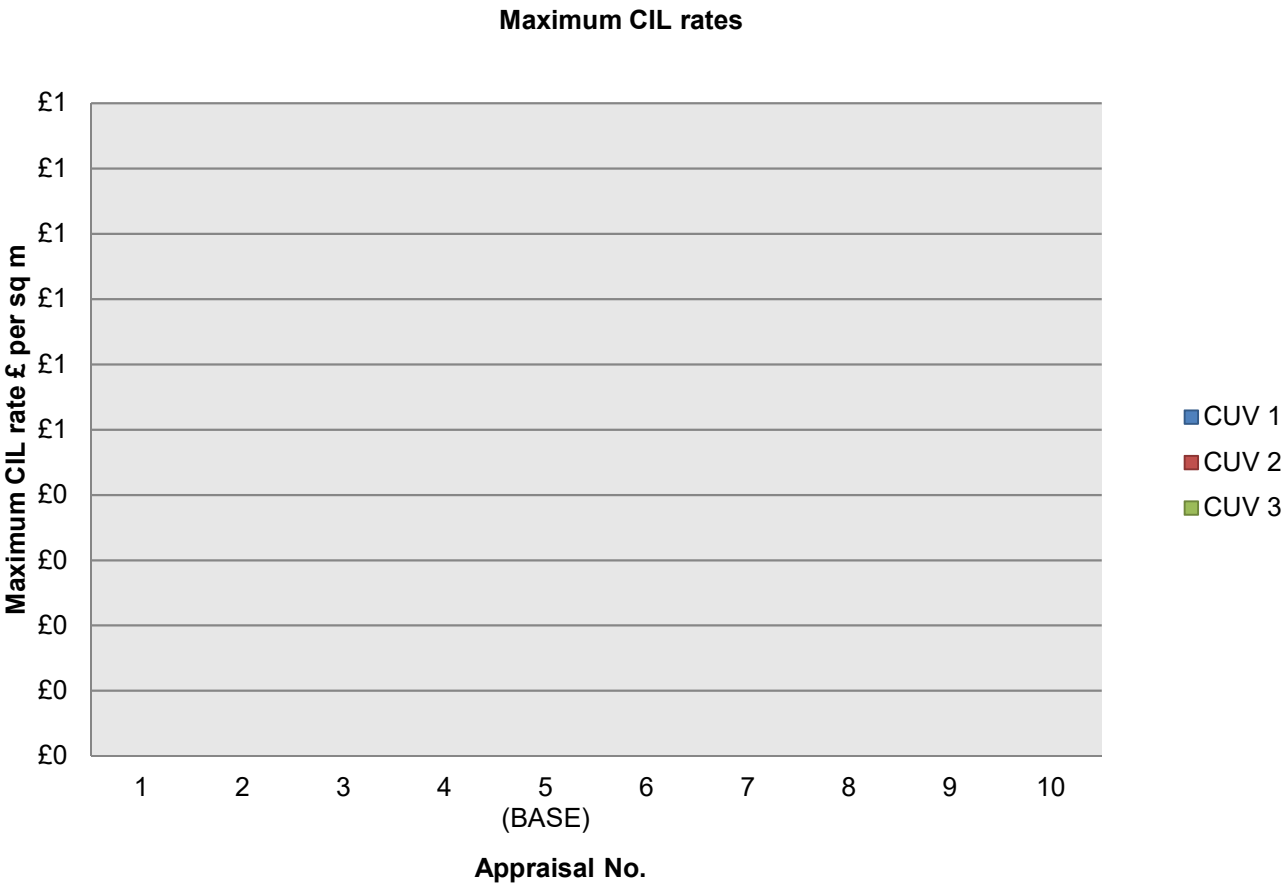
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Ctrl + y to goal seek max CIL

	£s per sqft	Yield	Rent free	Premium
Current use value 1	£9.23	6.75%	2.50 years	20.00%
Current use value 2	£11.50	6.75%	2.50 years	20.00%
Current use value 3	£16.50	8.25%	2.50 years	20.00%

Results - Maximum CIL rates per square metre

	Change in rent from base	CUV 1	CUV 2	CUV 3
Appraisal 1	-8%	£0	£0	£0
Appraisal 2	-5%	£0	£0	£0
Appraisal 3	-3%	£0	£0	£0
Appraisal 4	0%	£0	£0	£0
Appraisal 5 (base)	-	£0	£0	£0
Appraisal 6	0%	£0	£0	£0
Appraisal 7	2%	£0	£0	£0
Appraisal 8	5%	£0	£0	£0
Appraisal 9	7%	£0	£0	£0
Appraisal 10	9%	£0	£0	£0





DEVELOPMENT APPRAISAL

Commercial Development

Use class:	Retail Warehouse
Location:	Whole Borough

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DEVELOPMENT VALUE			Common assumptions		Appraisal 1		Appraisal 2		Appraisal 3		Appraisal 4		Appraisal 5		Appraisal 6		Appraisal 7		Appraisal 8		Appraisal 9		Appraisal 10	
<u>Rental Income</u>			Floor area		£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum
Rent - area 1			5,000		£18.50	£92,500	£19	£95,000	£19.50	£97,500	£20.00	£100,000	£20.00	£100,000	£20.00	£100,000	£20.50	£102,500	£21.00	£105,000	£21.50	£107,500	£22.00	£110,000
Rent - area 2			5,000		£18.50	£92,500	£19	£95,000	£19.50	£97,500	£20.00	£100,000	£20.00	£100,000	£20.00	£100,000	£20.50	£102,500	£21.00	£105,000	£21.50	£107,500	£22.00	£110,000
Rent - area 3			-		£18.50	£0	£19	£0	£19.50	£0	£20.00	£0	£20.00	£0	£20.00	£0	£20.50	£0	£21.00	£0	£21.50	£0	£22.00	£0
Total floor area / rent				53,820		£185,000		£190,000		£195,000		£200,000		£200,000		£200,000		£205,000		£210,000		£215,000		£220,000
Rent free/voids (years)					1.0	0.9412	1.0	0.9412	1.0	0.9412	1.0	0.9390	1.0	0.9412	1.0	0.9434	1.0	0.9412	1.0	0.9412	1.0	0.9412	1.0	0.9412
Yield			6.25%		6.25%		6.25%		6.25%		6.50%		6.25%		6.00%		6.25%		6.25%		6.25%		6.25%	
Capitalised rent						£2,785,882		£2,861,176		£2,936,471		£2,889,130		£3,011,765		£3,144,654		£3,087,059		£3,162,353		£3,237,647		£3,312,941
GROSS DEVELOPMENT VALUE																								
Purchaser's costs			6.80%			£189,440		£194,560		£199,680		£196,461		£204,800		£213,836		£209,920		£215,040		£220,160		£225,280
						£2,596,442		£2,666,616		£2,736,791		£2,692,669		£2,806,965		£2,930,818		£2,877,139		£2,947,313		£3,017,487		£3,087,661
Land costs						£2,550,670		£2,550,670		£2,550,670		£2,550,670		£2,550,670		£2,550,670		£2,550,670		£2,550,670		£2,550,670		£2,550,670
Stamp duty and acquisition costs						-£173,446		-£173,446		-£173,446		-£173,446		-£173,446		-£173,446		-£173,446		-£173,446		-£173,446		-£173,446
<u>Development Costs</u>																								
Existing floor area			40%	21,528																				
Demolition costs			£13 psf			£274,697		£274,697		£274,697		£274,697		£274,697		£274,697		£274,697		£274,697		£274,697		£274,697
Building costs			£206 psf			£13,552,338		£13,552,338		£13,552,338		£13,552,338		£13,552,338		£13,552,338		£13,552,338		£13,552,338		£13,552,338		£13,552,338
Area			82% grs to net	65,634																				
External works & BREEM			13.00%			£1,761,804		£1,761,804		£1,761,804		£1,761,804		£1,761,804		£1,761,804		£1,761,804		£1,761,804		£1,761,804		£1,761,804
Professional fees			10.00%			£1,558,884		£1,558,884		£1,558,884		£1,558,884		£1,558,884		£1,558,884		£1,558,884		£1,558,884		£1,558,884		£1,558,884
Contingency			5.00%			£857,386		£857,386		£857,386		£857,386		£857,386		£857,386		£857,386		£857,386		£857,386		£857,386
			£0.00	53,820		£0		£0		£0		£0		£0		£0		£0		£0		£0		£0
Residual S106			£2 psf			£107,640		£107,640		£107,640		£107,640		£107,640		£107,640		£107,640		£107,640		£107,640		£107,640
CIL			£s psf	53,820	-£342	-£18,385,683	-£341	-£18,331,445	-£340	#####	-£340	-£18,312,530	-£341	-£18,333,409	-£337	-£18,125,898	-£338	-£18,168,715	-£337	-£18,114,470	-£336	-£18,060,224	-£335	-£18,005,977
<u>Disposal Costs</u>																								
Letting an Legal fee (% of rent)			15.00%			£27,750		£28,500		£29,250		£30,000		£30,000		£30,000		£30,750		£31,500		£32,250		£33,000
Agent's fees (on capital value)			1.00%			£27,859		£28,612		£29,365		£30,118		£31,447		£30,871		£31,624		£32,376		£33,129		£33,882
Legal fees (% of capital value)			0.50%			£13,929		£13,929		£13,929		£13,929		£13,929		£13,929		£13,929		£13,929		£13,929		£13,929
<u>Finance</u>																								
Loan arrangement fee						£0		£0		£0		£0		£0		£0		£0		£0		£0		£0
Interest rate			6.50%																					
Interest			18 months			-£9,916		-£7,198		-£4,481		-£6,189		£108,742		£3,034		£955		£3,672		£6,390		£9,108
Profit on cost						£432,529		£444,245		£455,958		£448,594		£467,610		£488,332		£479,375		£491,084		£502,791		£514,497
Profit on cost (%)						19.99%		19.99%		19.99%		19.99%		19.99%		19.99%		19.99%		19.99%		19.99%		19.99%
Net additional floorspace (sq ft)				32,292		32,292		32,292		32,292		32,292		32,292		32,292		32,292		32,292		32,292		32,292
Net additional floorspace (sq m)				3,000		3,000		3,000		3,000		3,000		3,000		3,000		3,000		3,000		3,000		3,000

CURRENT USE VALUE
Commercial Development

Use class:	Retail Warehouse
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	Common assumptions	CUV 1		CUV 2		CUV 3	
Current use value							
Existing space as percentage of new	40%	21,528					
Rent per sq ft		£9 psf		£12 psf		£17 psf	
Rental income per annum		£198,703		£247,572		£355,212	
Rent free/voids (years)		2.5	0.8493	2.5	0.8493	2.5	0.8202
Total revenue, capitalised (including all costs)		6.75%		6.75%		8.25%	
Refurbishment costs	£61 psf	£1,314,000		£1,314,000		£1,314,000	
Fees	7%	£91,980		£91,980		£91,980	
Capitalised rent, net of refurb and fees		£1,094,261		£1,709,163		£2,125,558	
Purchaser's costs	6.80%						
Current use value		£1,094,261		£1,709,163		£2,125,558	
CUV including Landowner premium		20% £1,313,113		20.00% £2,050,996		20.00% £2,550,670	

COMMUNITY INFRASTRUCTURE LEVY Commercial Development

Use class:	All other retail (A1-A5)
Location:	Welwyn Garden City

	£s per sqft	Yield	Rent free
Appraisal 1	£25.00	8.00%	1.50 years
Appraisal 2	£30.00	8.00%	1.50 years
Appraisal 3	£35.00	8.00%	1.50 years
Appraisal 4	£40.00	8.25%	1.50 years
Appraisal 5 (base)	£40.00	8.00%	1.50 years
Appraisal 6	£40.00	7.75%	1.50 years
Appraisal 7	£42.00	8.00%	1.50 years
Appraisal 8	£44.00	8.00%	1.50 years
Appraisal 9	£46.00	8.00%	1.50 years
Appraisal 10	£48.00	8.00%	1.50 years

	£s per sqft	Yield	Rent free	Premium
Current use value 1	£16.50	8.25%	2.50 years	20.00%
Current use value 2	£18.00	8.25%	2.50 years	20.00%
Current use value 3	£20.00	8.25%	2.50 years	20.00%

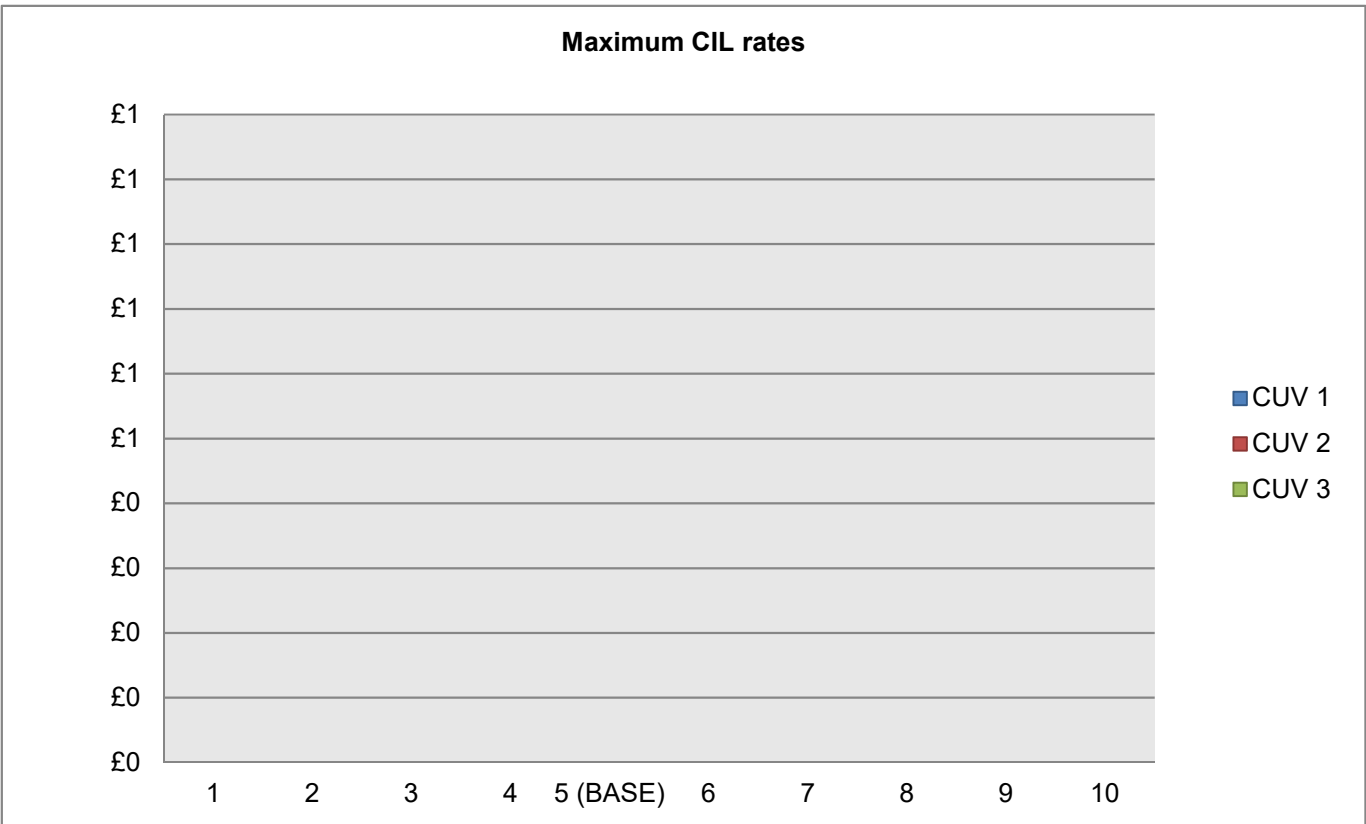
Results - Maximum CIL rates per square metre

	Change in rent from base	CUV 1	CUV 2	CUV 3
Appraisal 1	-60%	£0	£0	£0
Appraisal 2	-33%	£0	£0	£0
Appraisal 3	-14%	£0	£0	£0
Appraisal 4	0%	£0	£0	£0
Appraisal 5 (base)	-	£0	£0	£0
Appraisal 6	0%	£0	£0	£0
Appraisal 7	5%	£0	£0	£0
Appraisal 8	9%	£0	£0	£0
Appraisal 9	13%	£0	£0	£0
Appraisal 10	17%	£0	£0	£0

Existing floorspace as % of new
40%

Net off existing floorspace from CIL calculation: n

Ctrl + y to goal seek max CIL





DEVELOPMENT APPRAISAL

Commercial Development

Use class:	Retail
Location:	Welwyn Garden City

DEVELOPMENT VALUE			Common assumptions			Appraisal 1		Appraisal 2		Appraisal 3		Appraisal 4		Appraisal 5		Appraisal 6		Appraisal 7		Appraisal 8		Appraisal 9		Appraisal 10	
Rental Income	Floor area		£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	£ psf	£ per annum	
Rent - area 1	10,000		£25.00	£250,000	£30	£300,000	£35.00	£350,000	£40.00	£400,000	£40.00	£400,000	£40.00	£400,000	£42.00	£420,000	£44.00	£440,000	£46.00	£460,000	£48.00	£480,000	£48.00	£480,000	
Rent - area 2			£25.00	£0	£30	£0	£35.00	£0	£40.00	£0	£40.00	£0	£40.00	£0	£42.00	£0	£44.00	£0	£46.00	£0	£48.00	£0	£48.00	£0	
Rent - area 3			£25.00	£0	£30	£0	£35.00	£0	£40.00	£0	£40.00	£0	£40.00	£0	£42.00	£0	£44.00	£0	£46.00	£0	£48.00	£0	£48.00	£0	
Total floor area / rent		10,000		£250,000		£300,000		£350,000		£400,000		£400,000		£400,000		£420,000		£440,000		£460,000		£480,000		£480,000	
Rent free/voids (years)			1.5	0.8910	1.5	0.8910	1.5	0.8910	1.5	0.8879	1.5	0.8910	1.5	0.8941	1.5	0.8910	1.5	0.8910	1.5	0.8910	1.5	0.8910	1.5	0.8910	
Yield	8.00%		8.00%		8.00%		8.00%		8.25%		8.00%		7.75%		8.00%		8.00%		8.00%		8.00%		8.00%		
Capitalised rent				£2,784,289		£3,341,147		£3,898,005		£4,304,911		£4,454,863		£4,614,582		£4,677,606		£4,900,350		£5,123,093		£5,345,836		£5,345,836	
GROSS DEVELOPMENT VALUE																									
Purchaser's costs						£0		£0		£0		£0		£0		£0		£0		£0		£0		£0	
				£2,784,289		£3,341,147		£3,898,005		£4,304,911		£4,454,863		£4,614,582		£4,677,606		£4,900,350		£5,123,093		£5,345,836		£5,345,836	
DEVELOPMENT COSTS																									
Land costs				£640,953		£640,953		£640,953		£640,953		£640,953		£640,953		£640,953		£640,953		£640,953		£640,953		£640,953	
Stamp duty and acquisition costs				£0		£0		£0		£0		£0		£0		£0		£0		£0		£0		£0	
Development Costs																									
Existing floor area	40%	4,000																							
Demolition costs	£13 psf			£51,040		£51,040		£51,040		£51,040		£51,040		£51,040		£51,040		£51,040		£51,040		£51,040		£51,040	
Building costs	£255 psf			£3,114,718		£3,114,718		£3,114,718		£3,114,718		£3,114,718		£3,114,718		£3,114,718		£3,114,718		£3,114,718		£3,114,718		£3,114,718	
Area	82% grs to net	12,195																							
External works & BREEAM	13.00%			£404,913		£404,913		£404,913		£404,913		£404,913		£404,913		£404,913		£404,913		£404,913		£404,913		£404,913	
Professional fees	10.00%			£357,067		£357,067		£357,067		£357,067		£357,067		£357,067		£357,067		£357,067		£357,067		£357,067		£357,067	
Contingency	5.00%			£196,387		£196,387		£196,387		£196,387		£196,387		£196,387		£196,387		£196,387		£196,387		£196,387		£196,387	
	£0.00	10,000		£0		£0		£0		£0		£0		£0		£0		£0		£0		£0		£0	
Residual S106	£2 psf			£20,000		£20,000		£20,000		£20,000		£20,000		£20,000		£20,000		£20,000		£20,000		£20,000		£20,000	
CIL	£s psf	10,000	-£262	-£2,622,086	-£219	-£2,192,692	-£177	-£1,765,465	-£145	-£1,453,592	-£137	-£1,365,900	-£121	-£1,210,551	-£116	-£1,164,092	-£99	-£992,279	-£82	-£818,842	-£65	-£647,473			
Disposal Costs																									
Letting Agent and Legal fee (% of rent)	15.00%			£37,500		£45,000		£52,500		£60,000		£60,000		£60,000		£63,000		£66,000		£69,000		£72,000		£72,000	
Agent's fees (on capital value)	1.00%			£27,843		£33,411		£38,980		£43,049		£44,549		£46,146		£46,776		£49,003		£51,231		£53,458		£53,458	
Legal fees (% of capital value)	0.50%			£13,921		£13,921		£13,921		£13,921		£13,921		£13,921		£13,921		£13,921		£13,921		£13,921		£13,921	
Finance																									
Loan arrangement fee				£0		£0		£0		£0		£0		£0		£0		£0		£0		£0		£0	
Interest rate	6.50%																								
Interest	18 months			£78,064		£99,634		£121,098		£136,866		£172,460		£148,865		£151,307		£159,938		£168,648		£177,257		£177,257	
Profit on cost				£463,969		£556,795		£651,892		£719,588		£744,754		£771,122		£781,616		£818,688		£854,057		£891,594		£891,594	
Profit on cost (%)				20.00%		20.00%		20.08%		20.07%		20.07%		20.06%		20.06%		20.06%		20.01%		20.02%		20.02%	
Net additional floorspace (sq ft)		6,000		6,000		6,000		6,000		6,000		6,000		6,000		6,000		6,000		6,000		6,000		6,000	
Net additional floorspace (sq m)		557		557		557		557		557		557		557		557		557		557		557		557	

CURRENT USE VALUE

Commercial Development

Use class:	All other retail (A1-A5)
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	Common assumptions	CUV 1		CUV 2		CUV 3	
Current use value							
Existing space as percentage of new	40%	4,000					
Rent per sq ft		£16.50 psf		£18.00 psf		£20.00 psf	
Rental income per annum		£66,000		£72,000		£80,000	
Rent free/voids (years)		2.5	0.8202	2.5	0.8202	2.5	0.8202
Total revenue, capitalised (including all costs)		8.25%		8.25%		8.25%	
Refurbishment costs	£61 psf	£244,147		£244,147		£244,147	
Fees	7%	£17,090		£17,090		£17,090	
Capitalised rent, net of refurb and fees		£394,938		£454,591		£534,127	
Purchaser's costs		£0					
Current use value		£394,938		£454,591		£534,127	
CUV including Landowner premium		20%	£473,926	20.00%	£545,509	20.00%	£640,953

COMMUNITY INFRASTRUCTURE LEVY Commercial Development

Use class:	Industrial and Warehousing
Location:	Welwyn Hatfield Borough

	£s per sqft	Yield	Rent free
Appraisal 1	£12.00	5.25%	1.50 years
Appraisal 2	£13.00	5.25%	1.50 years
Appraisal 3	£14.00	5.25%	1.50 years
Appraisal 4	£15.00	5.50%	1.50 years
Appraisal 5 (base)	£15.00	5.25%	1.50 years
Appraisal 6	£15.00	5.00%	1.50 years
Appraisal 7	£16.00	5.25%	1.50 years
Appraisal 8	£17.00	5.25%	1.50 years
Appraisal 9	£18.00	5.25%	1.50 years
Appraisal 10	£19.00	5.25%	1.50 years

	£s per sqft	Yield	Rent free	Premium
Current use value 1	£9.23	6.75%	2.50 years	20.00%
Current use value 2	£11.50	6.75%	2.50 years	20.00%
Current use value 3	£16.50	8.25%	2.50 years	20.00%

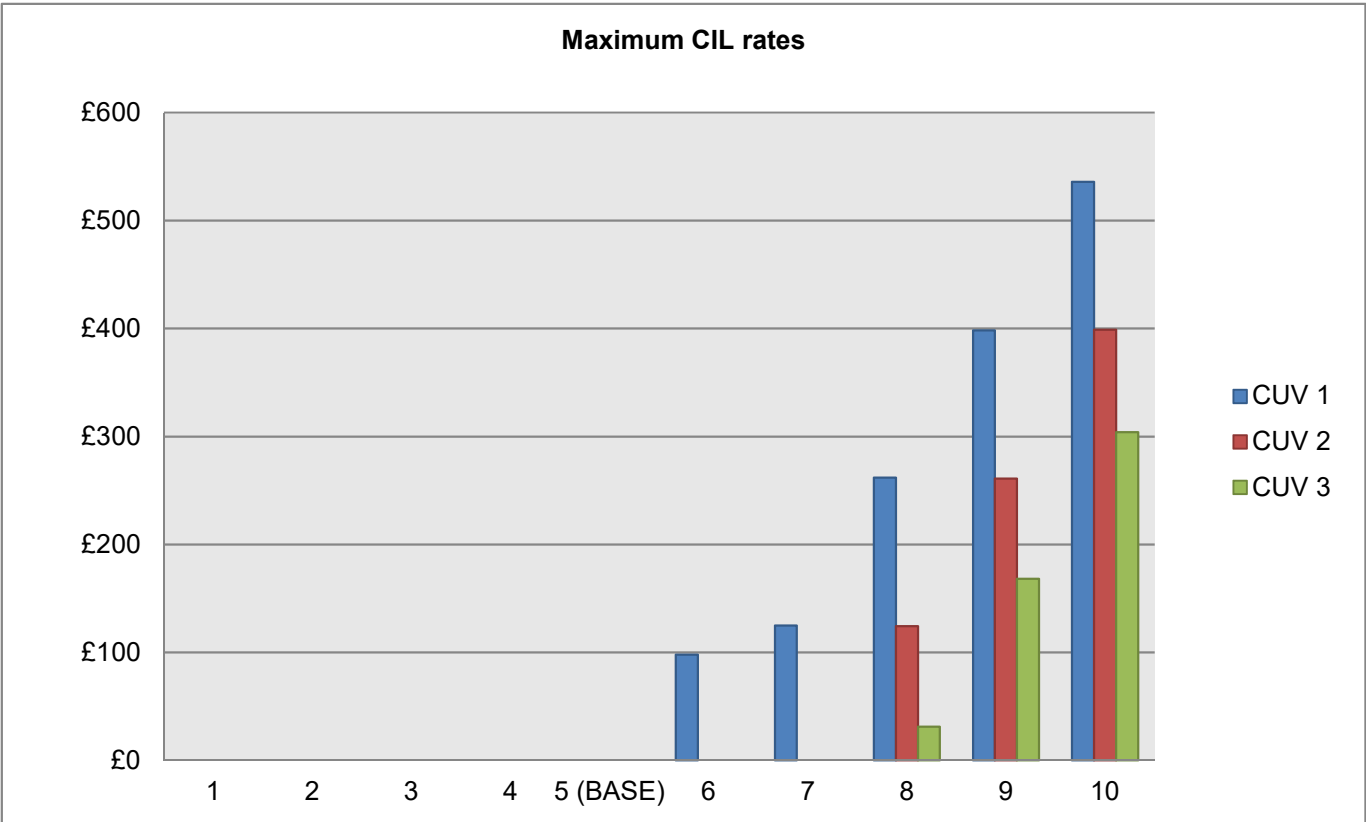
Results - Maximum CIL rates per square metre

	Change in rent from base	CUV 1	CUV 2	CUV 3
Appraisal 1	-25%	£0	£0	£0
Appraisal 2	-15%	£0	£0	£0
Appraisal 3	-7%	£0	£0	£0
Appraisal 4	0%	£0	£0	£0
Appraisal 5 (base)	-	£0	£0	£0
Appraisal 6	0%	£98	£0	£0
Appraisal 7	6%	£125	£0	£0
Appraisal 8	12%	£262	£125	£31
Appraisal 9	17%	£398	£261	£168
Appraisal 10	21%	£536	£399	£304

Existing floorspace as % of new
40%

Net off existing floorspace from CIL calculation: n

Ctrl + y to goal seek max CIL





DEVELOPMENT APPRAISAL

Commercial Development

Use class:	Industrial and Warehousing
Location:	Welwyn Hatfield Borough

[illegible]

CURRENT USE VALUE

Commercial Development

Use class:	Industrial and Warehousing
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	Common assumptions	CUV 1		CUV 2		CUV 3	
Current use value							
Existing space as percentage of new	40%	12,000					
Rent per sq ft		£9 psf		£12 psf		£17 psf	
Rental income per annum		£110,760		£138,000		£198,000	
Rent free/voids (years)		2.5	0.8493	2.5	0.8493	2.5	0.8202
Total revenue, capitalised (including all costs)		6.75%		6.75%		8.25%	
Refurbishment costs	£61.04 psf	£732,441		£732,441		£732,441	
Fees	7%	£51,271		£51,271		£51,271	
Capitalised rent, net of refurb and fees		£609,956		£952,711		£1,184,815	
Purchaser's costs	6.80%						
Current use value		£609,956		£952,711		£1,184,815	
CUV including Landowner premium		20%	£731,947	20.00%	£1,143,253	20.00%	£1,421,778

COMMUNITY INFRASTRUCTURE LEVY Commercial Development

Use class:	Hotel (budget)
Location:	Welwyn Hatfield Borough

	£s per sqft	Yield	Rent free
Appraisal 1	£9.50	6.50%	0.00 years
Appraisal 2	£10.50	6.50%	0.00 years
Appraisal 3	£11.50	6.50%	0.00 years
Appraisal 4	£12.61	6.75%	0.00 years
Appraisal 5 (base)	£12.61	6.50%	0.00 years
Appraisal 6	£12.61	6.25%	0.00 years
Appraisal 7	£13.50	6.50%	0.00 years
Appraisal 8	£14.50	6.50%	0.00 years
Appraisal 9	£15.50	6.50%	0.00 years
Appraisal 10	£16.50	6.50%	0.00 years

Existing floorspace as % of new
40%

Net off existing floorspace from CIL calculation: **N**

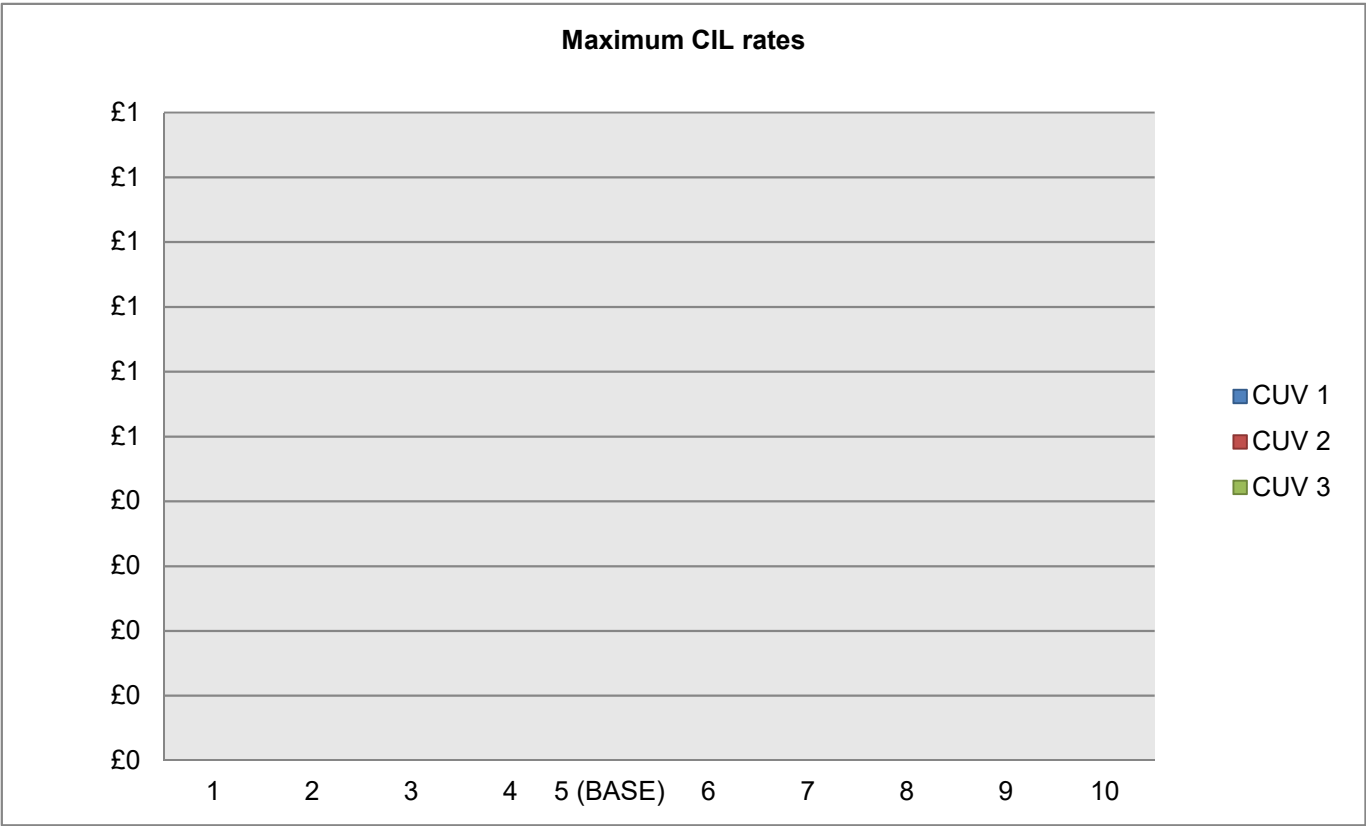
Ctrl + y to goal seek max CIL

Rent per key	£7,000
Number of Rooms	120
Floor area in sq ft	66,600
Rent	£840,000
Cap value per room	£12,923,077
Cap value per sq ft	£194.04
Cap Value per room	£107,692
Check capital Value PSF in appraisal	£194.04

	£s per sqft	Yield	Rent free	Premium
Current use value 1	£9.23	6.75%	2.50 years	20.00%
Current use value 2	£11.50	6.75%	2.50 years	20.00%
Current use value 3	£16.50	8.25%	2.50 years	20.00%

Results - Maximum CIL rates per square metre

	Change in rent from base	CUV 1	CUV 2	CUV 3
Appraisal 1	-33%	£0	£0	£0
Appraisal 2	-20%	£0	£0	£0
Appraisal 3	-10%	£0	£0	£0
Appraisal 4	0%	£0	£0	£0
Appraisal 5 (base)	-	£0	£0	£0
Appraisal 6	0%	£0	£0	£0
Appraisal 7	7%	£0	£0	£0
Appraisal 8	13%	£0	£0	£0
Appraisal 9	19%	£0	£0	£0
Appraisal 10	24%	£0	£0	£0





DEVELOPMENT APPRAISAL

Commercial Development

Use class:	Hotel (budget)
Location:	Welwyn Hatfield Borough

[illegible]

CURRENT USE VALUE

Commercial Development

Use class:

Hotel (budget)

	Common assumptions		CUV 1		CUV 2		CUV 3	
Current use value								
Existing space as percentage of new	40%	26,640						
Rent per sq ft			£9.23 psf		£11.50 psf		£16.50 psf	
Rental income per annum			£245,887		£306,360		£439,560	
Rent free/voids (years)			2.5	0.8493	2.5	0.8493	2.5	0.8202
Total revenue, capitalised (including all costs)			6.75%		6.75%		8.25%	
Refurbishment costs	£61 psf		£1,626,020		£1,626,020		£1,626,020	
Fees	7%		£113,821		£113,821		£113,821	
Capitalised rent, net of refurb and fees			£1,354,102		£2,115,018		£2,630,290	
	6.80%							
Current use value			£1,354,102		£2,115,018		£2,630,290	
CUV including Landowner premium			20% £1,624,923		20.00% £2,538,022		20.00% £3,156,347	



DEVELOPMENT APPRAISAL Commercial Development

Use class: STUDENT HSG

DEVELOPMENT VALUE	Term rent	£200 per week	
	Vacation rent	£ per week	
Rental Income			
Annual rent per unit - term time (95% occupancy)	51 weeks	95% occupancy	38,000
Annual rent per unit - summer (50% occupancy)	1 weeks	0% occupancy	-
Operating costs	200 units	£2500 per unit	(500,000)
Net annual rents			1,438,000
Total revenue, capitalised (including all costs)		5.50%	26,145,455
Purchasers costs		6.80%	(1,777,891)
GROSS DEVELOPMENT VALUE			24,367,564

DEVELOPMENT COSTS			
Existing use value			
Existing space as % of new	40%	24,111	
Rent per sq ft		£16.50 psf	
Rental income per annum		397,837	
Rent free/voids (years)	2.5	0.8202	
Total revenue, capitalised (including all costs)		8.25%	3,955,323
Refurbishment costs		£61 psf	1,471,680
Fees		7%	103,018
Existing use value			2,380,625
EUV including Landowner premium		20%	2,856,750
Stamp duty and acquisition costs		6.8%	(194,259)
Development Costs			
Demolition costs	£13.92 psf	24,111 sqt	335,630
Building costs	£237.09 psf		14,291,200
Area per unit (incl common areas)	301 sqft pu	60,278 sqt	
External works & BREEAM		13.00%	1,857,856
Contingency		5.00%	807,453
Professional fees		10.00%	1,695,651
Residual S106		£2 psf	120,557
Max Borough CIL	-£525 psm	-£48.81 psf	(2,942,215)
Disposal Costs			
Letting Agent's fee (% of rent)		0.00%	-
Sales Agent's fees (on capital value)		1.00%	243,676
Legal fees (% of capital value)		0.75%	182,757
Interest on Finance			
Total development duration	24 months		
Interest on Construction Costs	24 months	6.50%	1,050,799
TOTAL DEVELOPMENT COSTS			20,305,853

PROFIT			
Profit on cost			4,061,710
profit on cost percentage		20.00%	

Assumption on discount for existing floorspace 0%

Appendix 6 - Suggested residential CIL map