

Please note the below projections are based on an estimate as at this stage the exact location of the Core Strategy Housing requirements have not been decided as it is too early in the PLAN Selby process. The below figures are based on the proposed allocations as set in PLAN Selby on page 16 & 25 as this is currently the most up to date evidence available.

	CIL Charge per sq.m	No. units in plan period (note 1a)	Market units (note 1b)	Unit floorspace (sq. m) (note 2)	Gross floorspace (sq. m)	Estimated net additional proportion	Estimated net additional floorspace (sq. m)	Estimated CIL revenue in remaining plan period	Estimated annual CIL revenue
Residential									
Houses									
<i>Lower Value Zone</i>	10	2,671	1603	100	160,260	95%	152,247	£1,522,470	£101,498
<i>Moderate Value Zone</i>	35	851	511	110	56,166	95%	53,358	£1,867,520	£124,501
<i>Higher Value Zone</i>	50	845	507	125	63,375	95%	60,206	£3,010,313	£200,688
Non-residential									
Retail warehouses	60				4,700	95%	4,465	£267,900	£17,860
Supermarkets	120				-	50%	-	£0	£0
Offices & Industrial	-				-	95%	-	£0	£0
Other chargeable	-				-	95%	-	£0	£0
Total								£6,668,202	£444,547

Note 1a: It has been based on analysis of figures by the Council

Note 1b: Affordable housing is not liable for CIL. We assume that an average of 40% affordable housing is achieved.

Note 2: The average unit size is based on our analysis of new build properties

Note 3: CIL is levied on net additional floorspace, so an allowance is made for existing buildings demolished to make way for new development.