

A Community Infrastructure Levy for Swindon

Swindon Borough Council Examination Statement

Issue 2 Residential Levy Rates

In accordance with:

The Planning Act 2008 (Part 11) (as amended)

The Localism Act 2011 (Part 6)

**The Community Infrastructure Levy England and Wales
Regulations 2010 (as amended)**

Dated 16th October 2014

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Issue 2 Qu. (i)

Is the rate for residential development **reasonable and realistic** in relation to an appropriate balance between helping to fund new infrastructure and the potential impacts on economic viability?

1. Response:

- 1.1. The Council is satisfied that the rates proposed for residential uses are 'reasonable and realistic', and in accordance with Regulation 14 strike the *appropriate balance* between the desirability of part funding, from CIL receipts, infrastructure required to support development of the Swindon area, having taken other funding sources into account, and the potential effects of CIL on the viability of development, to support the delivery of the objectives of the Local Plan to 2026 (**ED3-01a**).
- 1.2. As set out in Document **ED 2-13 (page 9)** and **ED2-21**, the latter of which primarily focuses on updated market data and amplifying the detail associated with the viability testing for the Scheme scenarios for Schemes 6 and 7 (associated with the scale of development likely to come forward within the New Communities), the Council has viability tested residential scheme scenarios across the Value Areas in which they are likely to come forward.
- 1.3. Furthermore it has used indicative scheme sizes that align to the potential unit numbers reflected in SHLAA data with respect to the unit numbers to underpin the residential typology schemes 1-8 that GVA used to undertake the testing the outputs of which are set out in Appendix 3 of **ED2-20**. These typologies include development proposals both within and outside the New Communities to ensure that the rate setting was reasonable and realistic in comparison to the residential development proposals that are likely to be delivered through the Local Plan period to 2026.
- 1.4. The viability testing has identified that it is reasonable to set differential rates by geographical area, splitting the New Communities from the Rest of the Borough, and setting a differential rate in this respect.
- 1.5. Setting a single rate for the 'Rest of the Borough' is justified by viability document **ED2-14** that demonstrates clearly definable boundaries do not exist in Swindon to enable this area to be readily subdivided into different Value Areas.

- 1.6. The viability evidence, especially the CIL as a percentage of GDV by Value Area and AH % set out in Section 3 of **ED 2-21** (page 14-15). Tables 16, 19 and 22 demonstrate that at a rate of £55 per square metre would only represent at best 2.1% (in High value areas) and at worst 4.3% (in Low value areas), thus providing sufficient capacity for all the Council's policy requirements with respect to infrastructure, including the delivery of Affordable Housing at 30% to be achieved across all the Value Areas. Whilst the Council accepts that this does provide greater 'headroom' in High Value Areas, such that they exist, this strikes the appropriate balance between wider infrastructure delivery and the need for affordable housing. This approach also provides greater headroom in schemes under the AH threshold.
- 1.7. With respect to more general viability, the most up-to-date BCIS data indicates the following:

BCIS Swindon Residential Build Costs (1 March 2012- 10 October 2014)	c +14%
BCIS All in Tender Index (Q1 2012 – Q4 2014)	c+18.6%
BCIS General Building Cost Index (March 2012 – October 2014)	c +3.1%

- 1.8. The Land Registry Index for Swindon suggests that house prices have risen by c 9.7% in the period March 2012 – August 2014.
- 1.9. Despite the Land Registry data, a small set of locally evidenced data informed by a review of Estate Agent websites and Land Registry data set out in **Appendix 3** clearly provides evidence that the same unit type across several different development sites in Swindon is now being marketed for sale for up to 23% higher than asking prices in March 2013. Furthermore such properties appear to be consistently achieving circa 15% increase, significantly higher than the Land Registry average indicates, which suggests that increases in sales prices are broadly keeping up with increases in build costs, thus broadly neutralising the impact on viability across Swindon.
- 1.10. The fact that the original CIL rate was set back in 2012 and will remain at the same value by the time the Council anticipates it will adopt the Charging Schedule in April 2015, this will not adversely impact on viability. In fact this gap would assist it. The retention of the same charging rate, along with the use of the Instalment Policy (**ED2-09**) will continue to support improvements to the economic viability of development. This, alongside the locally justified evidence set out in the **Appendix 3** demonstrates that the proposed CIL rate remains justified and reasonable in light of changed economic circumstances.
- 1.11. The above circumstances are further directly supported by the information contained in the table in **Appendix 2** that indicated a notable increase in

implemented residential planning permission by year up to September 2014 in comparison to the situation at the time the **ED 2-20** dataset was generated in January 2013. This clearly reflects a confidence by the residential development sector in the Swindon housing market and positive movement in respect of viability. The fact that two of the five New Communities planning permissions (Commonhead and Tadpole Farm) have been granted a significant quantity of Reserved Matters Approvals, and both planning permissions were implemented in May 2014 (following this granting of outline permission in March and September 2012 respectively) further supports this position, especially considering the scale of their per unit infrastructure package (**Appendix 4 page 20 and 22**).

- 1.12. The tables below demonstrate that of the RMs Approved (*Note: Parcel P2 Commonhead is still under determination*) the Council continues to secure just below the 30% AH target to date thus further reflecting a positive local viability situation.

Tadpole Farm (Max 1695 units):

Parcel	Units	Affordable	Shared Ownership	Affordable Rent	Life Time Homes	Wheel Chair Homes
1A	126	29	9	20	4	2
1B	202	69	21	48	8	5
2	145	43	13	30	4	3
Total Consented	473	141	43	98	16	10
% of Total Consented		29.8%				

Commonhead (Max 890 units):

Parcel	Units	Affordable	Shared Ownership	Affordable Rent	Life Time Homes	Wheel Chair Homes
R1	56	22	4	18	1	2
P1a	73	30	12	18	1	2
CC1	28	0	0	0	0	0
R2		0				
P2	50	15	6	9	1	1
CC2		0				
R3		0				
R4	17	0	0	0	0	0
Total Consented	224	67	22	45	3	5
% of Total Consented		29.9%				

- 1.13. This local situation is further amplified by the wider evidence brought forward in **Appendix 4** in respect of the value of consented residential s106 packages more detail on which is set out under question (ii) below. The output of this confirms that CIL receipts would become a lesser burden per unit on average than the Council's current adopted method of securing infrastructure contributions. This output further supports viability across the area and indicates that the current rate proposed is reasonable and realistic.
- 1.14. For the reasons explained above the Council is satisfied that it has struck a 'reasonable and realistic' balance on the knowledge that schemes will come forward across all Value Areas in proposing a single rate of £55 for the Rest of the Borough and this approach remains justified. The evidence in respect of the splitting by geographical area also remains justified based on the proposed method of securing the required infrastructure for the New Communities through a combination of planning condition (where appropriate) and s106 planning obligation, the detail and approach to which is evidenced in the viability testing ED2-13, ED2-21 and ED2-13 the detailed response to which is set out in Statement 1 question (vii).

Issue 2 Qu. (ii)

If so, how does the CIL rate relate to the S106 tariff based approach on **affordable housing**; if the CIL rate is higher than the existing S 106 tariff, is this likely to reduce the yield of affordable housing likely to come forward from new sites? If the answer is 'yes', how many affordable housing units is the Borough likely to lose in a typical year?

2.0. Response:

- 2.1. Informed by the residential typologies tested, the indicative development scenarios produce the outputs for average unit CIL rates in Table 1 below. This information is presented in a manner which has not been produced in any previous evidence:

Table 1
Proposed £55 CIL rate as average total of units on schemes tested

Residential Scheme Tested	Floorspace (sq/m)	CIL Rate	CIL Liability 100% OM	CIL Liability 30% AH	CIL Liability per unit*
Scheme 1 - 3 units	255	£55.00	£14,025.00	£14,025.00	£4,675.00
Scheme 2 - 15 units	1,195	£55.00	£65,725.00	£46,007.50	£4,381.67
Scheme 3 - 50 units	3,850	£55.00	£211,750.00	£148,225.00	£4,235.00
Scheme 4 - 100 units	9,580	£55.00	£526,900.00	£368,830.00	£5,269.00
Scheme 5 - 250 units	23,925	£55.00	£1,315,875.00	£921,112.50	£5,263.50

* The unit average is the same for OM units only or total units as it has been totalled on the scheme totals and simply multiplied by 0.7% equating to the 70% Open Market requirement

- 2.2. Table 1 demonstrates that CIL will be a lesser financial burden on residential development within the Borough compared with the current adopted local approach to securing infrastructure contributions. The evidence of the overview outputs from the current method was first published in **ED 2-20** in respect of consented residential development, unit numbers, value of s106 package and the per unit cost of the associated s106 package. This evidence has been completed updated and is now contained in **Appendix 4** of this statement. To differentiate differences in information previously published those applications appear in grey text. Additional evidence for 2013, 2013-14 and 2014-15 has also been produced.

- 2.3. The overview of the **Appendix 4** data (pages 33-40) is set out in **Table 2** below (and updates that contained in **ED2-20 page 9**).

Table 2
Overview of average s106 package by financial year for approved consents in that year (comparison between all consents implemented and just implemented consent that hit the AH threshold)

Year	S106 Value per Unit All Permissions	AH secured across all Permissions	S106 Value per Unit Implemented Permissions	AH secured across all Permissions
2008-09	£1,845.83	29%	£1,998.08	33%
2009-10	£6,772.59	61%	£6,622.39	61%
2010-11	£5,212.37	29%	£4,993.95	29%
2011-12	£6,107.82	29%	£6,174.19	30%
2012-13*	£6,543.86	29%	£6,593.25	29%
2013-14	£6,602.21	**21%	***£8,833.43	0%
2014-15 (up to Oct 14)	£1,910.61	****16%	£373.70	0%

* The average S106 and AH across all permissions has moderately varied due to the inclusion of the additional consents that were granted through to the 31st March 2013.

** The level of affordable housing drops in 2013-14 because two large applications made financial contributions towards affordable housing in lieu of delivery on-site.

*** This value would increase to £13,538.67 if the off-site AH contribution currently secured is included.

**** The level of affordable housing value per unit drops in 2014-15 based on permissions to date because two large applications include listed building conversions and one of these includes 201 units (when in fact circa 50% of these are already built and occupied and the original consent S/05/3436 only secured 7% AH across the full scheme which has now been removed for viability reasons). In addition, the average S106 is heavily skewed downwards due to a combination of the small number of implemented permissions relative to the quantity of units these deliver (including the 201 unit site).

- 2.4. The evidence demonstrates that in the financial years 2012-13 and 2013-14 that the **average S106 unit value** achieved from implemented schemes was **£6,593.25 to £8,833.43** per unit respectively. When taking into account the unimplemented permissions from those financial years, the unit average is approximately £6,600.00 in each year (**Appendix 4 p.37 Table 1 and p.38 Table 1**). Under such s106 package and unit values the Council continues to achieve very close to its 30% target for Affordable Housing 'AH'.
- 2.5. The original **ED2-20 (Appendix 1 & 2)** evidence demonstrated that even through the economic downturn the Council was still managing to deliver approximately 29% AH through implemented schemes.

- 2.6. The evidence above combines to demonstrate that the imposition of its proposed residential CIL rate at of £55 per square metre will not be higher rate per unit than its current adopted 'Standard Charge' approach for s106 infrastructure contributions set out in the adopted Developer Contributions 'Development Control Guidance Note (2010) that the Examiner labels a 'tariff'. For this reason CIL should not compromise the yield of AH compared to the current method in any way. In fact it could be argued that it may help support continued delivery of the AH 30% target.
- 2.7. With respect to the New Communities sites, the evidence contained in **ED2-13** and **ED2-21** and **ED2-20** Appendix 4 also demonstrates that with the continued use of s106 planning obligations and conditions to deliver their site specific infrastructure requirements, along with the evidenced support of external funding (**SBC Statement 1 question (iii)**) that the £0 CIL rate proposed for this geographical area is not capable of prejudicing the delivery of affordable housing targets. For this reason the Council's approach remains justified.

Issue 2 Qu. (iii)

Is there a case for a CIL rate for certain forms of **older peoples' housing** (e.g. Use Class C2) bearing in mind the growing importance of this sector and some evidence that viability considerations are not significantly different from mainstream housing?

3.0 Response:

- 3.1. Through the definition of what constitutes a Residential use as explained in the Schedule (**ED2-01a page 5**) the Council has by default rated C2 Use Class development as falling under the '**All Other Uses**' charging category of £0 per square metre.
- 3.2. In the Town & Country Planning Act (Use Classes) Order 1987 (as amended), including the 2014 amendments, Use Class C2 entitled 'Residential Institutions' contains development for *provision of residential accommodation and care to people in need of care: Hospital, Nursing Homes, Residential School, Colleges , Training Centres*.
- 3.3. With respect to the three latter categories listed above the Council is not aware of any proposals coming forward for such uses, nor is there specific

provision in the Local Plan for such development. Expansion to the Great Western Hospital campus is proposed and supported through the Local Plan policy NC2 (Commonhead).

- 3.4. On the 10th September 2014 (*Item 9 Appendix 2*) (**ED3-07**) resolved that the draft Housing Strategy 2015-2026¹ (**ED3-08 appended to Cabinet Report**) 'the Strategy' be approved and an 8 week public consultation period take place. The Strategy is supported by an evidence base (**ED 3-09**). The Strategy indicates at **Figures 38-40 (pages 29-30)** that there will be a steady rise in the over 65yrs population by 2020 that is likely in time to give rise to a demand for services.
- 3.5. The Council's current position is material to this issue. At present the Council currently has an over-supply of sheltered housing equating to some excess of 53%, with 2,500 units when the current requirement is for 1,400 units². This evidence is generated from an on-line toolkit used by Swindon to assess its specific need (the extract output of which is set out in **Appendix 1**). This covers all types of accommodation although it is the 'Extra-Care' level and above, that contains care on-site, which is likely to fall within the C2 Use Class definition.
- 3.6. The Council's current type and mix of provision needs to be managed to meet the expected demand for provision through the Local Plan period and this will predominantly be focused on re-aligning the current provision to meet future demand. The required future demand is capable of being met by switching around the type of provision e.g. moving from warden controlled to non-warden controlled and increasing Category 3 Sheltered Housing Warden Controlled up to Extra-Care with provision of care on-site. The Strategy's requirements in respect of older people is likely to be delivered via a mixture of internal conversion, renovation and refurbishment, and also, where most appropriate, demolition and redevelopment.
- 3.7. Any person living in the Borough can request that their name be added to the 'waiting list'. For this reason unless new stock is delivered specifically as AH units any net gain in floor space would be CIL liable.
- 3.8. The scale of activity in relation to older persons housing falling in Use Class C2 is likely to be limited, relative to the scale of C3 residential development across the Borough as a whole contained in the Local Plan to 2026. For this reason the Council does not consider that excluding 'older peoples housing'

¹ <http://ww5.swindon.gov.uk/moderngov/documents/g6413/Public%20reports%20pack%2010th-Sep-2014%2018.30%20Cabinet.pdf?T=10>

² <http://www.housinglin.org.uk/Topics/browse/HousingExtraCare/ExtraCareStrategy/SHOP/SHOPv2/?>

from the definition of C3 is significantly material to the CIL receipts that will be generated from such schemes as a direct consequence of the manner in which this development is likely to come forward. Its delivery should be supported to meet the overall objectives of the Local Plan in this respect.

- 3.9. To be clear it would have to be the responsibility of any applicant to demonstrate that residential applications proposed for age specific occupation schemes contains floor space that falls under C2 and not C3 Use Class.
- 3.9. In respect of the Use Class C3 older persons housing schemes a recent planning application S/13/0146 has been granted for 24 units on a site in North Swindon. It was accompanied by a s106 infrastructure package including an off-site affordable housing contribution. This achieved consent with a s106 package that equates to £81 per sq.m of floor space (**Appendix 1a**). The value is significantly higher than the proposed CIL rate of £55 per square metre for the Rest of the Borough.
- 3.10. There is strong justification for this difference in rate to remain. Under the Local Plan (**Policy H1 (a) page 95**) the Council's encourages a variety of *'house types and sizes to meet local needs as identified within the Swindon Strategic Housing Market Assessment and in line with the Swindon Borough Housing Strategy.'* With the greatest proportion of new housing being delivered in the New Communities, the current outline planning permissions would allow for the provision of C2 residential uses under the extant planning consent that can be delivered by submission of Reserved Matters.
- 3.11. The introduction of a C2 use CIL rate would create disparity in this respect for those New Communities sites of Eastern Villages and Kingsdown that do not currently benefit from outline planning permission. The viability of older persons housing is not significantly different, however the viability evidence in **ED2-13** and **ED 2-21** has demonstrated that residential use in the New Communities areas should be £0 rated due to the manner in which the Council is approaching infrastructure delivery.
- 3.12. For the above reasons the separation of for older person's housing (C2) remains justified and evidenced.

Issue 2 Qu. (iv)

Is the Council satisfied that the appropriate level of Code for Sustainable Homes (or Building Regulations equivalent) has been factored into the Charging Schedule?

4.0. Response:

- 4.1. Yes the Council is satisfied that the appropriate equivalent Code for Sustainable Homes 'CSH' (or Building Regulations equivalent) has been factored into the Charging Schedule.
- 4.2. The detail of the Council's approach is contained in documents **ED2-13**, and additional detail in **ED 2-21 (Tables 4 and 5, page 8)**. This reflects an uplift in built costs of 60per sq.m metre to meet the needs of CSH Code Level 4. This uplift is in acknowledgement, particularly for the New Communities sites, that their development would predominantly come forward after CSH4 became the base-line requirement for the implementation of the consented developments of Tadpole Farm and Commonhead, and moving on to the delivery of the later phases of Wichelstowe.
- 4.3. This circumstance is as relevant to any development being constructed outside the New Communities areas and **Table 4** in **ED2-13** demonstrates that these standards were taken into account in the viability assumptions inputs.
- 4.3. The issue of the deliverability of housing, and the need to meet carbon reduction targets was explored in detail during the Local Plan Examination with the Council producing evidence to support its Local Plan Sustainable Construction policy DE2 (page 65). This was amplified by **CD11.17** a joint paper on the 'Costs of building to the Code for sustainable Homes'³ in which Swindon Borough Council was a party. The findings of this paper, published in September 2013, as set out in the Council's Local Plan Statement **Theme 1 Issue 6**⁴ (paragraph 6.2.15 page 9) indicate that that the cost of meeting CSH Code 4 & 5 requirements had reduced significantly since 2011.
- 4.4. With the Government's announcement in 2013 to embark on a review of Housing Standards (including the approach to meeting carbon reduction

³ <http://www.swindon.gov.uk/ep/ep-planning/planningpolicy/ep-planning-localdev/localplanexamination/Documents/CD%2011.17%20-%20Costs%20of%20building%20to%20the%20Code%20for%20Sustainable%20Homes.pdf>

⁴ <http://www.swindon.gov.uk/ep/ep-planning/planningpolicy/ep-planning-localdev/localplanexamination/Documents/SBC%20Statement;%20Issue%206%20-%20Deliverability%20of%20Housing.pdf>

requirements) the continuation of the use of CSH as the method for achieving this was brought into question. The Government's latest Consultation paper on the Housing Standard's Review⁵ indicates an intention to issue a '**Statement of Policy**' in early 2015, and this will be tabled at the same time as proposed amendments to Building Regulations that are due to come into force in Autumn 2015. The consultation paper makes it clear that CSH will be wound down from early 2015 (the same time the Statement of Policy' is published, and Building Regulation amendments are proposed will be set at a point equivalent to CSH4). In addition, a Zero Carbon Homes Policy will be put in place.

- 4.5. The outcome of this proposed change is that the many requirements of the CSH will be consolidated into Building Regulations and it is anticipated that the intent of compliance through Building Regulations is CSH4 equivalent.
- 4.6. With the knowledge of the Government's intent in mind, and the original viability evidence set out in **ED2-13** and **ED2-21** the Council is satisfied that it has appropriately viability tested its CIL rate. It is confirmed that CSH4 was factored into the testing from the outset and further updated in March 2013. The testing demonstrates that the CIL rate would not compromise the ability for residential development to meet these targets.
- 4.7. This circumstance is as relevant to any development being constructed outside the New Communities areas and **Table 4** in **ED2-13** demonstrates that these standards were taken into account in the assumptions inputs.

⁵ <https://www.gov.uk/government/consultations/housing-standards-review-technical-consultation>

Issue 2 Qu. (v)

Has the impact of **S106 contributions**, including for affordable housing, been properly taken into account?

5.0. Response:

- 5.1. Yes. The impact of S106 contributions, including affordable housing, and additional elements that may constitute 'in-kind' infrastructure costs that a developer may be required to deliver by planning condition (in addition to those that constitute basic development costs), have been properly taken into account for each residential development scenario tested.
- 5.2. Document **ED 2-20** provides the context and detailed explanation of how the s106 inputs have been achieved, to be factored into the viability testing. Furthermore it lists the type of infrastructure items that are likely to be retained as s106 items for the different scenario samples to justify the value of S106 per unit that has been inserted to the assumptions...
- 5.3. It is perfectly justified to vary the value of s106 per development scenario tested because not all development in the Borough triggers all policy requirements e.g. AH is only triggered for developments of 15 or more units (or 0.5ha or more) and open space on-site is only triggered at 25 or more units. **Paragraphs 5.6-5.19** of **ED2-20** explore this in detail and provide the justification as to why this approach is appropriate.
- 5.4. The 2013 residential viability update by GVA **ED2-21** amplifies this data with a specific focus on the New Communities, reflecting the decision to test both £6,000 and £10,000 per unit scenarios (paragraph 2.10). This decision was made in the knowledge that the Highways/Transport cost set out in **Appendix 4** of **ED 2-20** were likely to be sufficient when taking into consideration all anticipated key transport needs into account (site-specific off-site requirements emerging from the Eastern Villages and Kingsdown) and the already known requirements associated with Wichelstowe and Commonhead.
- 5.5. Furthermore to ensure that the impact of s106 payments was factored in to the viability testing, an indicative payment schedule was put in place (**ED 2-21 Table 3 p.7**), informed by the known schedule arising from the consented New Communities developments of Commonhead and Tadpole Farm.. It was considered that this approach was the best way of achieving realistic viability outputs.











- 5.6. Document ED 2-20 also provides explanatory text on how the current method of securing infrastructure contributions from residential development will be scaled back as CIL takes over for certain items contained within it. This is demonstrated with direct reference to the Draft Regulation 123 List (**ED2-08**) where many of those items can now be found listed.
- 5.7. With respect to Affordable Housing, the viability testing sensitivity included variation of AH percentage split and overall percentage across all Value Areas. The output of this data based on different values of CIL rate as a percentage of GDV is represented in Section 3 of **ED-2-21**. This contains tables 15- 23 reflecting impact under each AH scenario.
- 5.8. Informed by all the submitted evidence, and the above explanations, the Council is satisfied that its s106 requirements have been properly taken into account.

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Appendix 1

Strategic Housing for Older People Analysis Tool Extract (April 2013)

Current Needs

	Demand	Supply	Variance	% Variance	
Sheltered Housing	1,788	2,735	948		 53%
Sheltered Housing: Rent	1,555	2,382	827		 53%
Sheltered Housing: Lease	232	353	121		 52%
Enhanced Sheltered	286	14	-272	-95%	
Enhanced Sheltered: Rent	0	0	0		0%
Enhanced Sheltered: Lease	286	14	-272	-95%	
Extra Care	358	163	-194	-54%	
Extra Care: Rent	358	163	-194	-54%	
Extra Care: Lease	0	0	0		0%
Registered Care	1,573	1,111	-462	-29%	
Residential Care	930	580	-349	-38%	
Nursing Care	644	531	-112	-17%	

Appendix 1A

Planning Permission

S/13/0146 s106 Package as Value per s.qm

GIA = 2177.86m²

2 agreements – S106 and DoV

Total package in S106 is £150,000:

Administration Fee	£7,500.00
Adult Health Care	£12,222.70
Affordable Housing	£105,166.90
Health Contribution	£3,125.50
Pedestrian Crossing	£14,250.00
Waste Management	£4,200.90
Wiltshire Fire & Rescue Services	£3,534.00

DoV secured additional £26,787.50:

Administration Fee	£6,787.50
Pedestrian Crossing	£20,000.00

Total secured = 176,787.50

Total per sq/m = £81.17

Appendix 2

Implemented Planning Permissions since February 2013

Year	Feb-13			Oct-14			Implementations since Feb 13
	No. Permissions	No. Implemented	% Implemented	No. Permissions	No. Implemented	% Implemented	
2008-09	35	19	54%	35	25	71%	6
2009-10	39	23	59%	39	30	77%	7
2010-11	44	16	36%	44	29	66%	13
2011-12	45	13	29%	45	25	56%	12
2012-13	18	2	11%	32	20	63%	18
2013-14	N/A	N/A	N/A	35	12	34%	12
2014-15 (up to Oct 14)	N/A	N/A	N/A	21	4	19%	4

There have been a total of 72 implementations since February 2013 when the original dataset was first created.

Appendix 3 – ED 2-21 Appendix B update

Developer	Development	Type	Name	Asking Price @ March 2013	Area (sq m)	Price per sq m	Asking Price @ October 2014 (unless otherwise stated)	Area (sq m)	Price per sq m	Asking Price Difference since March 2013	% Increase in Sales Price since March 2013
David Wilson Homes	The Sidings	3-Bed House	Hutchins (Plot 22)	£185,700	81.57	£2,277	£204,000 (Sold. Asking price for a Hutchins from Rightmove. Sale price, date of sale and plot no. unknown)	81.57	£2,636	£29,300	16%
		3-Bed House	Hutchins (Plot 23)	£185,700	81.57	£2,277	£204,000 (Sold. Asking price for a Hutchins from Rightmove. Sale price, date of sale and plot no. unknown)	81.57	£2,636	£26,300	14%
		3-Bed House	Fairway (Plot 29)	£196,000	95.13	£2,060	£204,000 (Sold. Asking price for a Fairway from Rightmove. Sale price, date of sale and plot no. unknown)	95.13	£2,144	£8,000	4%
		3-Bed House	Fairway (plot 31)	£196,000	95.13	£2,060	£204,000 (Sold. Asking price for a Fairway from Rightmove. Sale price, date of sale and plot no. unknown)	95.13	£2,144	£8,000	4%
		3-Bed House	Fairway (Plot 30)	£197,000	95.13	£2,071	£204,000 (Sold. Asking price for a Fairway from Rightmove. Sale price, date of sale and plot no. unknown)	95.13	£2,144	£7,000	4%
		3-Bed House	Fairway (Plot 32)	£198,000	95.13	£2,081	£204,000 (Sold. Asking price for a Fairway from Rightmove. Sale price, date of sale and plot no. unknown)	95.13	£2,144	£6,000	3%
		2-Bed Flat	Plot 16	£161,000	77.95	£2,066	Sold for £154,000 (October 2013)	77.95	£1,976	-£7,000	-4%
		2-Bed Flat	Plot 10	£160,000	77.76	£2,058	Sold for £160,000 (July 2013)	77.76	£2,058	£0	0%
Barratt Homes	Nightingale Rise	1-Bed Flat	Carriage House (Plot 190)	£86,995	38.46	£2,262	£106,995 (Asking price for a Carriage House Plot 119 from Barratt Homes website)	38.46	£2,782	£20,000	23%
		3-Bed House	Maidstone (Plot 179)	£171,995	77.3	£2,225	£192,995 (Asking price for a Maidstone Plot 118 from Barratt Homes website)	77.3	£2,497	£21,000	12%
		4-Bed House	Woodcote (Plot 98)	£199,995	110.55	£1,809	Sold for £184,995 (October 2013)	110.55	£1,673	-£15,000	-8%
	Kingsdown Gate	4-Bed House	Grassmere (Plot 35)	£221,995	123.75	£1,794	£232,495 (Sold. Asking price for a Grassmere from Zoopla - listed on 16/03/13. Sale price, date of sale and plot no. unknown)	123.75	£1,879	£10,500	5%
	The Sidings	3-Bed House	Barwick (Plot 4)	£179,995	77.67	£2,318	£187,995 (Sold. Asking price for a Barwick from Zoopla - listed on 09/01/14. Sale price, date of sale and plot no. unknown)	77.67	£2,420	£8,000	4%
Persimmon Homes	Wichelstowe	3-Bed House	Patney (Plot 1)	£154,396	82.96	£1,861	Sold for 190,000 (June 2013)	82.96	£2,290	£35,604	23%
		3-Bed House	Patney (Plot 15)	£153,596	82.96	£1,851	Sold for £181,000 (June 2013)	82.96	£2,182	£27,404	18%
		3-Bed House	Patney (Plot 37)	£153,596	82.96	£1,851	Sold for £188,000 (June 2013)	82.96	£2,266	£34,404	22%
		5-Bed House	Westlecot (Plot 36)	£329,995	164.62	£2,005	Sold for £318,395 (August 2013)	164.62	£1,934	-£11,600	-4%
Wainhomes	Mouldon View	2-Bed Flat	Dunham (Plot 135)	£129,995	55.83	£2,328	£149,950 (Asking price for a Dunham Plot 220 from Wainhomes website)	55.83	£2,686	£19,955	15%
		3-Bed House	Brancaster (Plot 91)	£205,950	83.61	£2,463	£232,950 (Asking price for a Brancaster Plot 230 from Wainhomes website)	83.61	£2,786	£27,000	13%
		3-Bed House	Brancaster (Plot 161)	£215,950	83.61	£2,583	£238,950 (Asking price for a Brancaster Plot 232 from Wainhomes website)	83.61	£2,858	£23,000	11%
Taylor Wimpey	Wichelstowe	3-Bed House	Flatford	£195,000	80.45	£2,424	£216,000 (Asking price for a Flatford Plot 124 from Taylor Wimpey website)	80.45	£2,685	£21,000	11%
		4-Bed House	Portland	£335,000	158.4	£2,115	£345,000 (Asking price for a Portland Plot 125 from Taylor Wimpey website)	158.4	£2,178	£10,000	3%
		3-Bed House	Crofton	£210,000	111.3	£1,887	£228,000 (Asking price for a Crofton Plot 104 from Taylor Wimpey website)	111.3	£2,049	£18,000	9%
		2-Bed House	Belford	£165,000	62.8	£2,627	£180,000 (Asking price for a Belford Plot 102 from Taylor Wimpey website)	62.8	£2,866	£15,000	9%
		5-Bed House	Thame	£322,000	165.18	£1,949	£320,000 (Asking price for a Thame Plot 126 from Taylor Wimpey website)	165.18	£1,937	-£2,000	-1%

Appendix 4 –ED 2-20 Appendix 2 update

2008-09 Residential Permissions and accompanying S106 Packages Secured (at October 2014)

Implemented	Planning Ref	Type of Development	Size of Development	Affordable Housing Provision	OMV Units	AH Units	S106 Value	£ per Unit	£ per OMV	Detail
Yes	S/07/0298	Residential	20	100%	0	20	£0.00	£0.00	£0.00	
Yes	S/07/1103	Residential	12	100%	0	12	£0.00	£0.00	£0.00	
Yes	S/07/1245	Hotel / Offices / Resi	129	15%	110	19	£261,287.00	£2,025.48	£2,375.34	
No	S/07/1171	Residential	6	N/A	6	0	£45,644.00	£7,607.33	£7,607.33	
Yes	S/07/2097	Residential	5	100%	0	5	£1,000.00	£200.00	£0.00	
Yes	S/07/2414	Residential	38	100%	0	38	£11,574.00	£304.58	£0.00	
Yes	S/07/2590	Residential	1	N/A	1	0	£3,766.00	£3,766.00	£3,766.00	
Yes	S/07/2763	Residential	1	N/A	1	0	£11,039.00	£11,039.00	£11,039.00	APPEAL
No	S/07/2805	Mixed Use	115	0%	115	0	£57,500.00	£500.00	£500.00	Locarno - Viability Tested
No	S/07/2827	Residential	14	N/A	14	0	£96,964.00	£6,926.00	£6,926.00	
No	S/07/2968	Residential	2	N/A	2	0	£26,568.00	£13,284.00	£13,284.00	
Yes	S/07/3035	Residential	13	N/A	13	0	£73,138.00	£5,626.00	£5,626.00	
Yes	S/08/0191	Residential	2	N/A	2	0	£25,244.00	£12,622.00	£12,622.00	
Yes	S/08/0203	Residential	1	N/A	1	0	£3,766.00	£3,766.00	£3,766.00	
No	S/08/0546	Residential	1	N/A	1	0	£7,830.00	£7,830.00	£7,830.00	
No	S/08/0582	Residential	1	N/A	1	0	£7,222.00	£7,222.00	£7,222.00	
Yes	S/08/0755	Residential	1	N/A	1	0	£6,126.00	£6,126.00	£6,126.00	
Yes	S/08/0945	Residential	1	N/A	1	0	£5,734.00	£5,734.00	£5,734.00	
No	S/08/0997	Residential	2	N/A	2	0	£11,298.00	£5,649.00	£5,649.00	
Yes	S/08/1027	Residential	4	N/A	4	0	£9,208.00	£2,302.00	£2,302.00	
Yes	S/08/1083	Residential	41	0%	41	0	£105,000.00	£2,560.98	£2,560.98	Goddards - Viability Tested
Yes	S/08/1162	Residential	1	N/A	1	0	£5,734.00	£5,734.00	£5,734.00	
Yes	S/08/1280	Residential	1	N/A	1	0	£9,133.00	£9,133.00	£9,133.00	APPEAL
Yes	S/08/1424	Residential	7	N/A	7	0	£26,362.00	£3,766.00	£3,766.00	
Yes	S/08/1519	Residential	1	N/A	1	0	£15,374.00	£15,374.00	£15,374.00	
Yes	S/08/1640	Residential	1	N/A	1	0	£7,339.00	£7,339.00	£7,339.00	
Yes	S/08/1720 / S/07/2725	Residential	7	N/A	7	0	£15,064.00	£2,152.00	£2,152.00	
Yes	S/08/1858	Residential	1	N/A	1	0	£7,532.00	£7,532.00	£7,532.00	
No	S/08/0641	Residential	13	N/A	13	0	£0.00	£0.00	£0.00	Viability Tested
Yes	S/08/1104	Residential	1	N/A	1	0	£0.00	£0.00	£0.00	Viability Tested
No	S/08/1482	Residential	3	N/A	3	0	£0.00	£0.00	£0.00	Viability Tested
Yes	S/08/2301	Residential	8	N/A	8	0	£0.00	£0.00	£0.00	Viability Tested
Yes	S/09/0032	Residential	3	N/A	3	0	£0.00	£0.00	£0.00	Viability Tested
Yes	S/08/0251	Residential	2	N/A	2	0	£0.00	£0.00	£0.00	Viability Tested
No	S/08/2075	Residential	5	N/A	5	0	£0.00	£0.00	£0.00	Viability Tested

2009-10 Residential Permissions and accompanying S106 Packages Secured (at October 2014)

Implemented	Planning Ref	Type of Development	Size of Development	Affordable Housing Provision	OMV Units	AH Units	S106 Value	£ per Unit	£ per OMV	Detail	Payment in Kind
Yes	S/07/1651	Residential	6	N/A	6	0	£64,145.00	£10,690.83	£10,690.83		
Yes	S/07/2494	Residential	2	N/A	2	0	£19,140.00	£9,570.00	£9,570.00		
Yes	S/08/0655	Residential	1	N/A	1	0	£7,222.00	£7,222.00	£7,222.00		
No	S/08/0753	Residential	12	N/A	12	0	£44,420.00	£3,701.67	£3,701.67		
Yes	S/08/1848	Residential	1	N/A	1	0	£10,873.00	£10,873.00	£10,873.00		
Yes	S/08/2271	Residential	4	N/A	4	0	£26,362.00	£6,590.50	£6,590.50		
Yes	S/08/2354	Residential	47	40%	28	19	£886,057.00	£18,852.28	£31,644.89	Alexandra Park	S278
Yes	S/09/0231	Residential	38	0%	38	0	£436,750.00	£11,493.42	£11,493.42	Victoria Hospital	S278
Yes	S/09/0339	Residential	1	N/A	1	0	£10,873.00	£10,873.00	£10,873.00		
No	S/09/0405	Residential	1	N/A	1	0	£13,418.00	£13,418.00	£13,418.00		
Yes	S/09/0406	Residential	2	N/A	2	0	£19,154.00	£9,577.00	£9,577.00		
No	S/09/0417	Residential	4	N/A	4	0	£60,668.00	£15,167.00	£15,167.00		
Yes	S/09/0608	Residential	2	N/A	2	0	£12,622.00	£6,311.00	£6,311.00		
Yes	S/09/0642	Residential	7	N/A	7	0	£26,362.00	£3,766.00	£3,766.00		
Yes	S/09/0669	Residential	1	N/A	1	0	£3,679.00	£3,679.00	£3,679.00		
Yes	S/09/0791	Residential	1	N/A	1	0	£3,766.00	£3,766.00	£3,766.00		
Yes	S/09/0808	Residential	9	N/A	9	0	£19,050.00	£2,116.67	£2,116.67		
Yes	S/09/0909	Residential	2	N/A	2	0	£11,039.00	£5,519.50	£5,519.50		
Yes	S/09/0928	Residential	17	100%	0	17	£0.00	£0.00	£0.00		
No	S/09/1085	Residential	5	N/A	5	0	£27,136.00	£5,427.20	£5,427.20		
Yes	S/09/1182	Residential	42	100%	0	42	£0.00	£0.00	£0.00		S278
Yes	S/09/1353	Residential	1	N/A	1	0	£5,620.00	£5,620.00	£5,620.00	Viability	
Yes	S/09/1372	Residential	10	N/A	10	0	£11,037.00	£1,103.70	£1,103.70		
No	S/09/1382	Residential	1	N/A	1	0	£10,923.00	£10,923.00	£10,923.00		
Yes	S/09/1439	Residential	1	N/A	1	0	£9,133.00	£9,133.00	£9,133.00		
Yes	S/09/1508	Residential	1	N/A	1	0	£15,166.00	£15,166.00	£15,166.00		
Yes	S/09/1650	Residential	1	N/A	1	0	£3,766.00	£3,766.00	£3,766.00		
Yes	S/09/1794	Residential	1	N/A	1	0	£7,222.00	£7,222.00	£7,222.00		
No	S/09/1903	Residential	2	N/A	2	0	£26,836.00	£13,418.00	£13,418.00		
Yes	S/09/2133	Residential	1	N/A	1	0	£3,766.00	£3,766.00	£3,766.00		
No	S/09/2176	Residential	2	N/A	2	0	£25,658.00	£12,829.00	£12,829.00		
No	S/09/2250	Residential	1	N/A	1	0	£13,468.00	£13,468.00	£13,468.00		
Yes	S/10/0155	Residential	4	N/A	4	0	£15,064.00	£3,766.00	£3,766.00		
Yes	S/SP/09/1367	Residential	4	100%	0	4	£5,562.00	£1,390.50	N/A		
Yes	S/SP/09/1368	Residential	25	100%	0	25	£20,050.00	£802.00	N/A		
Yes	S/09/0126	Residential	4	N/A	4	0	£0.00	£0.00	£0.00	Viability Tested	
Yes	S/09/0793	Residential	6	N/A	6	0	£0.00	£0.00	£0.00	Viability Tested	
Yes	S/09/2274	Residential	6	N/A	6	0	£0.00	£0.00	£0.00	Viability Tested	
No	S/09/1212	Residential	1	N/A	1	0	£0.00	£0.00	£0.00	Viability Tested	

2010-11 Residential Permissions and accompanying S106 Packages Secured (at October 2014)

Implemented	Planning Ref	Type of Development	Size of Development	Affordable Housing Provision	OMV Units	AH Units	S106 Value	£ per Unit	£ per OMV	Detail	Payment In Kind
Yes	S/05/2572 / S/COND/10/0832	Residential	6	N/A	6	0	£8,400.00	£1,400.00	£1,400.00		
No	S/08/0034	Residential	2	N/A	2	0	£18,395.00	£9,197.50	£9,197.50		
Yes	S/09/1365	Residential	9	100%	0	9	£3,150.00	£350.00	N/A		
No	S/09/1501	Residential	3	N/A	3	0	£34,907.00	£11,635.67	£11,635.67		
Yes	S/09/1758	Residential	1	N/A	1	0	£8,550.00	£8,550.00	£8,550.00		
Yes	S/09/2042	Residential	50	100%	0	50	£11,550.00	£231.00	N/A		S278
Yes	S/09/2196	Residential	273	18%	223	50	£1,200,000.00	£4,395.60	£5,381.17	Viability Tested	On Site Open space / S278 / New access junction / cycle link path
Yes	S/09/2258	Residential	7	N/A	7	0	£113,236.00	£16,176.57	£16,176.57		
No	S/09/2273	Residential	1	N/A	1	0	£3,766.00	£3,766.00	£3,766.00		
Yes	S/09/2304	Residential	4	N/A	4	0	£50,333.00	£12,583.25	£12,583.25		
Yes	S/10/0160	Residential	4	N/A	4	0	£9,674.00	£2,418.50	£2,418.50	Viability Tested	
No	S/10/0256	Residential	2	N/A	2	0	£20,974.00	£10,487.00	£10,487.00		
Yes	S/10/0269	Residential	4	N/A	4	0	£32,620.00	£8,155.00	£8,155.00		
Yes	S/10/0304	Residential	1	N/A	1	0	£11,298.00	£11,298.00	£11,298.00		
Yes	S/10/0337 / S/COND/10/1509	Residential	20	0%	20	0	£90,000.00	£4,500.00	£4,500.00	Viability Tested	
No	S/10/0350	Residential	1	N/A	1	0	£12,622.00	£12,622.00	£12,622.00		
Yes	S/10/0379	Residential	1	N/A	1	0	£11,039.00	£11,039.00	£11,039.00		
Yes	S/10/0522	Residential	1	N/A	1	0	£3,766.00	£3,766.00	£3,766.00		
No	S/10/0538	Residential	7	N/A	7	0	£5,775.00	£825.00	£825.00	Viability Tested	
Yes	S/10/0604	Residential	1	N/A	1	0	£6,126.00	£6,126.00	£6,126.00		
Yes	S/10/0743	Residential	4	N/A	4	0	£31,241.00	£7,810.25	£7,810.25		
Yes	S/10/0761	Residential	2	N/A	2	0	£26,936.00	£13,468.00	£13,468.00		
Yes	S/10/0775	Residential	1	N/A	1	0	£11,678.00	£11,678.00	£11,678.00		
Yes	S/10/0813	Residential	1	N/A	1	0	£11,039.00	£11,039.00	£11,039.00		
No	S/10/0914	Residential	1	N/A	1	0	£11,039.00	£11,039.00	£11,039.00		
Yes	S/10/0921	Residential	68	30%	48	20	£781,288.00	£11,489.53	£16,276.83	Cement works	S278
No	S/10/1064	Residential	8	N/A	8	0	£76,909.00	£9,613.63	£9,613.63		
Yes	S/10/1071	Residential	1	N/A	1	0	£7,454.00	£7,454.00	£7,454.00		
No	S/10/1099	Residential	2	N/A	2	0	£15,064.00	£7,532.00	£7,532.00		
No	S/10/1138	Residential	8	N/A	8	0	£37,208.00	£4,651.00	£4,651.00		
No	S/10/1171	Residential	1	N/A	1	0	£15,374.00	£15,374.00	£15,374.00		
No	S/10/1320	Residential	8	N/A	8	0	£54,633.00	£6,829.13	£6,829.13		
No	S/10/1378	Residential	2	N/A	2	0	£30,334.00	£15,167.00	£15,167.00		
Yes	S/10/1864	Residential	1	N/A	1	0	£10,873.00	£10,873.00	£10,873.00		
No	S/10/1880	Residential	1	N/A	1	0	£13,562.00	£13,562.00	£13,562.00		
No	S/10/1927	Residential	6	N/A	6	0	£32,938.00	£5,489.67	£5,489.67	Viability Tested	
Yes	S/11/0053	Residential	2	N/A	2	0	£6,278.00	£3,139.00	£3,139.00		
Yes	S/10/0793	Residential	1	N/A	1	0	£0.00	£0.00	£0.00	Viability Tested	

Implemented	Planning Ref	Type of Development	Size of Development	Affordable Housing Provision	OMV Units	AH Units	S106 Value	£ per Unit	£ per OMV	Detail	Payment In Kind
Yes	S/10/0516	Residential	1	N/A	1	0	£0.00	£0.00	£0.00	Viability Tested	
Yes	S/10/0838	Residential	14	N/A	14	0	£5,500.00	£392.86	£392.86	Viability Tested	
Yes	S/10/1822	Residential	8	N/A	8	0	£0.00	£0.00	£0.00	Viability Tested	
Yes	S/10/1340	Residential	1	N/A	1	0	£0.00	£0.00	£0.00	Viability Tested	
Yes	S/10/0944	Residential	1	N/A	1	0	£0.00	£0.00	£0.00	Viability Tested	
Yes	S/10/1775	Residential	3	N/A	3	0	£0.00	£0.00	£0.00	Viability Tested	

2011-12 Residential Permissions and accompanying S106 Packages Secured (at October 2014)

Implemented	Planning Ref	Type of Development	Size of Development	Affordable Housing Provision	OMV Units	AH Units	S106 Value £	£ per Unit	£ per OMV	Detail	Payment In Kind
Yes	S/07/1365	Mixed Use	450	30%	315	135	£2,318,804.00	£5,152.90	£7,361.28		S278 / Bat / badger protection / access to stadium / access to lady lane / Salzgitter Drive /
No	S/10/0396	Residential	2	N/A	2	0	£26,988.00	£13,494.00	£13,494.00		
Yes	S/10/0473	Residential	92	30%	72	20	£564,480.00	£6,135.65	£7,840.00	Zarlink - 3G sport pitch	S278 / Open space / 3G Pitch / Pedestrian cycle link / roundabout works / pedestrian crossing /
Yes	S/10/0842	Residential	900	30%	630	270	£5,922,000.00	£6,580.00	£9,400.00	Commonhead	S278 / On Site open space/local centre / employment land / Hospital Land / Highway works (strategic) / bat / badger protection
No	S/10/1003	Residential	9	N/A	9	0	£10,000.00	£1,111.11	£1,111.11	Viability Tested	
No	S/10/1170	Residential	1	N/A	1	0	£3,766.00	£3,766.00	£3,766.00		
Yes	S/11/0058	Residential	1	N/A	1	0	£14,967.00	£14,967.00	£14,967.00		
No	S/11/0135	Residential	11	N/A	11	0	£5,000.00	£454.55	£454.55	Viability Tested	
Yes	S/11/0245	Residential	1	N/A	1	0	£8,638.00	£8,638.00	£8,638.00		
Yes	S/11/0258	Residential	65	N/A	45	20	£442,908.00	£6,813.97	£9,842.40	Cricklade Road	S278
Yes	S/11/0273	Residential	1	N/A	1	0	£8,638.00	£8,638.00	£8,638.00		
No	S/11/0277	Residential	1	N/A	1	0	£3,139.00	£3,139.00	£3,139.00		
Yes	S/11/0280	Residential	53	30%	37	16	£579,069.00	£10,925.83	£15,650.51	Pentylands	S278 / crossing / signage
No	S/11/0293	Residential	5	N/A	5	0	£5,250.00	£1,050.00	£1,050.00		
No	S/11/0321	Residential	1	N/A	1	0	£3,067.00	£3,067.00	£3,067.00		
No	S/11/0328	Residential	1	N/A	1	0	£12,686.00	£12,686.00	£12,686.00		
No	S/11/0348	Residential	3	N/A	3	0	£30,174.00	£10,058.00	£10,058.00		
No	S/11/0359	Residential	3	N/A	3	0	£11,592.00	£3,864.00	£3,864.00	Viability Tested	
Yes	S/11/0369	Residential	1	N/A	1	0	£9,213.00	£9,213.00	£9,213.00		
Yes	S/11/0394	Residential	2	N/A	2	0	£11,273.00	£5,636.50	£5,636.50		
No	S/11/0558	Residential	2	N/A	2	0	£29,020.00	£14,510.00	£14,510.00		
Yes	S/11/0579	Residential	1	N/A	1	0	£9,775.00	£9,775.00	£9,775.00	Negotiated	
Yes	S/11/0694	Residential	1	N/A	1	0	£10,062.00	£10,062.00	£10,062.00		
No	S/11/0810	Residential	1	N/A	1	0	£8,152.00	£8,152.00	£8,152.00		
Yes	S/11/0912	Residential	7	N/A	7	0	£16,228.00	£2,318.29	£2,318.29	Viability Tested	
No	S/11/0969	Residential	1	N/A	1	0	£6,343.00	£6,343.00	£6,343.00		
No	S/11/0970	Residential	1	N/A	1	0	£16,304.00	£16,304.00	£16,304.00		
Yes	S/11/1059	Residential	1	N/A	1	0	£8,638.00	£8,638.00	£8,638.00		
Yes	S/11/1164	Residential	2	N/A	2	0	£6,277.00	£3,138.50	£3,138.50		
No	S/11/1169	Residential	6	N/A	6	0	£18,833.00	£3,138.83	£3,138.83		
Yes	S/11/1270	Residential	1	N/A	1	0	£3,139.00	£3,139.00	£3,139.00		
No	S/11/1333	Residential	1	N/A	1	0	£12,686.00	£12,686.00	£12,686.00		

Implemented	Planning Ref	Type of Development	Size of Development	Affordable Housing Provision	OMV Units	AH Units	S106 Value £	£ per Unit	£ per OMV	Detail	Payment In Kind
No	S/11/1373	Residential	2	N/A	2	0	£6,278.00	£3,139.00	£3,139.00		
Yes	S/11/1385	Residential	2	N/A	2	0	£3,939.00	£1,969.50	£1,969.50		
Yes	S/11/1398	Residential	1	N/A	1	0	£3,139.00	£3,139.00	£3,139.00		
No	S/11/1479	Residential	1	N/A	1	0	£12,686.00	£12,686.00	£12,686.00		
No	S/11/1596	Residential	4	N/A	4	0	£30,434.00	£7,608.50	£7,608.50		
No	S/11/1720	Residential	6	N/A	6	0	£18,833.00	£3,138.83	£3,138.83		
Yes	S/12/0163	Residential	5	N/A	5	0	£39,900.00	£7,980.00	£7,980.00	Negotiated	
Yes	S/12/0461	Residential	6	N/A	6	0	£14,920.00	£2,486.67	£2,486.67	Viability Tested	
Yes	S/SP/09/2120	Residential	13	N/A	0	13	£0.00	£0.00	£0.00		
Yes	S/SP/10/1161	Residential	2	N/A	0	2	£0.00	£0.00	£0.00		
Yes	S/SP/10/1816	Residential	4	N/A	0	4	£0.00	£0.00	£0.00		
Yes	S/SP/11/1637	Residential	1	N/A	0	1	£0.00	£0.00	£0.00		
Yes	S/11/0065	Residential	6	N/A	6	0	£0.00	£0.00	£0.00	Viability Tested	

2011-12 Residential Permissions and accompanying S106 Packages Secured (at October 2014)

Implemented	Planning Ref	Type of Development	Size of Development	Affordable Housing Provision	OMV Units	AH Units	S106 Value	£ per Unit	£ per OMV	Detail	Payment in Kind
No	S/11/0368	Residential	2	N/A	2	0	£6,278.00	£3,139.00	£3,139.00		
Yes	S/11/0836	Residential	12	N/A	12	0	£96,829.00	£8,069.08	£8,069.08		
Yes	S/11/0845	Residential	2	N/A	2	0	£17,275.00	£8,637.50	£8,637.50		
No	S/11/1294	Residential	31	0%	31	0	£0.00	£0.00	£0.00	Philips Lane - Viability tested	
Yes	S/11/1464	Residential	3	N/A	3	0	£26,836.00	£8,945.33	£8,945.33		
No	S/11/1717	Residential	11	N/A	11	0	£34,094.00	£3,099.45	£3,099.45		
No	S/12/0385	Residential	1	N/A	1	0	£8,152.00	£8,152.00	£8,152.00		
Yes	S/12/0544	Residential	2	N/A	2	0	£26,836.00	£13,418.00	£13,418.00		
Yes	S/12/0573	Residential	1	N/A	1	0	£14,150.00	£14,150.00	£14,150.00		
No	S/12/0590	Residential	1	N/A	1	0	£14,150.00	£14,150.00	£14,150.00		
Yes	S/12/0667	Residential	6	N/A	6	0	£19,473.00	£3,245.50	£3,245.50		
No	S/12/0739	Residential	1	N/A	1	0	£13,866.00	£13,866.00	£13,866.00		
No	S/12/0778	Residential	1	N/A	1	0	£13,778.00	£13,778.00	£13,778.00		
Yes	S/12/0847	Residential	1	N/A	1	0	£15,242.00	£15,242.00	£15,242.00		
No	S/12/1162	Residential	3	N/A	3	0	£41,598.00	£13,866.00	£13,866.00		
No	S/12/1192	Residential	1	N/A	1	0	£14,150.00	£14,150.00	£14,150.00		
Yes	S/12/1480	Residential	9	N/A	9	0	£28,250.00	£3,138.89	£3,138.89		
Yes	S/11/1588	Residential	1695	30%	1186	509	£11,276,751.00	£6,652.95	£9,508.22	Tadpole Farm	S278 / Affordable Housing / On site open space / Leaps / Neaps / Playing Pitches / Green Infrastructure / Land for Primary School / allotments / Country Park / Health Centre land
Yes	S/12/0315	Residential	20	0%	20	0	£133,540.00	£6,677.00	£6,677.00	Hillside House - Viability Tested	
Yes	S/13/0120	Residential	1	N/A	1	0	£1,094.35	£1,094.35	£1,094.35		
Yes	S/12/1742	Residential	1	N/A	1	0	£3,139.00	£3,139.00	£3,139.00		
Yes	S/12/1128	Residential	1	N/A	1	0	£12,858.90	£12,858.90	£12,858.90		
Yes	S/12/1719	Residential	4	N/A	4	0	£3,139.00	£3,139.00	£3,139.00		
Yes	S/12/0711	Residential	33	0%	33	0	£150,504.00	£4,560.73	£4,560.73	Priory Vale VC - Viability Tested	Community centre land
Yes	S/12/1331	Residential	6	N/A	6	0	£21,078.60	£3,513.10	£3,513.10		
No	S/12/1011	Residential	2	N/A	2	0	£27,556.00	£13,778.00	£13,778.00		
Yes	S/12/1409	Residential	5	N/A	5	0	£23,788.00	£4,757.60	£4,757.60	Viability Tested	
No	S/12/1585	Residential	1	N/A	1	0	£13,865.95	£13,865.95	£13,865.95		
No	S/12/1593	Residential	1	N/A	1	0	£13,778.00	£13,778.00	£13,778.00		
Yes	S/12/1596	Residential	1	N/A	1	0	£13,866.00	£13,866.00	£13,866.00		
Yes	S/11/1774	Residential	1	N/A	1	0	£16,476.40	£16,476.40	£16,476.40	B&B	
Yes	S/12/0589	Residential	2	N/A	2	0	£6,278.00	£3,139.00	£3,139.00		

2012-13 Residential Permissions and accompanying S106 Packages Secured (at October 2014)

Implemented?	Planning Reference	Development Type	Size of development	Affordable Housing Provision	OMV Units	AH Units	S106 Value	£ per Unit	£ per OMV	Detail	Payment in Kind
Yes	S/12/0482	Minor Residential	2	N/A	2	0	£6,000.00	£3,000.00	£3,000.00		
No	S/14/0032 & S/13/0484	Minor Residential	1	N/A	1	0	£8,151.00	£8,151.00	£8,151.00		
No	S/13/0602	Mixed Use	34	0%	34	0	£0.00	£0.00	£0.00	Philips Lane - Viability tested	
No	S/13/0964 or S/14/0718	Minor Residential	2	N/A	2	0	£6,218.00	£3,109.00	£3,109.00		
No	S/13/0895	Minor Residential	3	N/A	3	0	£24,883.70	£8,294.57	£8,294.57		
Yes	S/13/1028	Minor Residential	4	N/A	4	0	£9,417.10	£2,354.28	£2,354.28		
No	S/13/1294	Minor Residential	1	N/A	1	0	£629.90	£629.90	£629.90		
No	S/13/0364	Major Residential	57	30%	40	17	£364,823.25	£6,400.41	£9,120.58	Ermin Street	Play area
No	S/13/0920	Minor Residential	1	N/A	1	0	£13,866.00	£13,866.00	£13,866.00		
No	S/13/0167	Major Residential	12	N/A	12	0	£18,291.00	£1,524.25	£1,524.25		
Yes	S/13/1121	Minor Residential	3	N/A	3	0	£28,190.70	£9,396.90	£9,396.90		
No	S/13/1144	Minor Residential	1	N/A	1	0	£14,150.00	£14,150.00	£14,150.00		
No	S/13/0860	Minor Residential	1	N/A	1	0	£13,893.00	£13,893.00	£13,893.00		
No	S/13/0441	Minor Residential	5	N/A	5	0	£67,460.25	£13,492.05	£13,492.05		Public Open Space landscape design
Yes	S/13/0917	Minor Residential	3	N/A	3	0	£19,927.60	£6,642.53	£6,642.53		
No	S/13/1146	Minor Residential	1	N/A	1	0	£13,852.65	£13,852.65	£13,852.65		
No	S/13/0146	Major Residential	24	0%	24	0	£176,787.50	£7,366.15	£7,366.15	McCarthy & Stone - Lady Lane. Off-site affordable housing contribution secured - £105,166.90	
Yes	S/13/0852	Minor Residential	1	N/A	1	0	£13,778.00	£13,778.00	£13,778.00		
No	S/13/0966	Minor Residential	4	N/A	4	0	£32,492.00	£8,123.00	£8,123.00		
No	S/13/0244	Minor Residential	8	N/A	8	0	£103,677.10	£12,959.64	£12,959.64		
No	S/12/1646 (APP/U3935/A/13/2195 124)	Major Residential	73	30%	51	22	£477,147.00	£6,536.26	£9,355.82	Hook Street	£5.52 per sq/m POS maintenance also secured, bus pass vouchers
No	S/12/1054	Major Residential	12	0%	12	0	£442,030.80	£36,835.90	£36,835.90	Off-site affordable housing contribution secured due to site area - £410,000	
Yes	S/13/0922	Minor Residential	2	N/A	2	0	£3,139.00	£1,569.50	£1,569.50		
Yes	S/13/0810	Minor Residential	1	N/A	1	0	£8,151.95	£8,151.95	£8,151.95		
No	S/13/0435	Major Residential	11	N/A	11	0	£36,149.50	£3,286.32	£3,286.32		
No	S/13/0604	Minor Residential	8	N/A	8	0	£18,834.00	£2,354.25	£2,354.25		
No	S/13/0109	Minor Residential	1	N/A	1	0	£14,150.00	£14,150.00	£14,150.00		
Yes	S/13/0457	Minor Residential	1	N/A	1	0	£10,434.10	£10,434.10	£10,434.10		

Implemented?	Planning Reference	Development Type	Size of development	Affordable Housing Provision	OMV Units	AH Units	S106 Value	£ per Unit	£ per OMV	Detail	Payment in Kind
No	S/13/0580	Minor Residential	1	N/A	1	0	£13,185.00	£13,185.00	£13,185.00		
Yes	S/12/1696	Minor Residential	1	N/A	1	0	£13,777.00	£13,777.00	£13,777.00		
No	S/SP/13/0450	Minor Residential	3	N/A	0	3	£0.00	£0.00	£0.00		
Yes	S/12/1233	Major Residential	11	N/A	11	0	£0.00	£0.00	£0.00	Viability tested	
Yes	S/13/0071	Minor Residential	1	N/A	1	0	£13,778.00	£13,778.00	£13,778.00		
No	S/13/0072	Minor Residential	1	N/A	1	0	£0.00	£0.00	0	Viability tested	
No	S/13/0032	Minor Residential	6	N/A	6	0	£0.00	£0.00	0	Viability tested	

2013-14 Residential Permissions and accompanying S106 Packages Secured (at October 2014)

Implemented?	Planning Reference	Development Type	Size of development	Affordable Housing Provision	OMV Units	AH Units	S106 Value	£ per Unit	£ per OMV	Detail	Payment in Kind
Yes	S/12/0482	Minor Residential	2	N/A	2	0	£6,000.00	£3,000.00	£3,000.00		
No	S/14/0032 & S/13/0484	Minor Residential	1	N/A	1	0	£8,151.00	£8,151.00	£8,151.00		
No	S/13/0602	Mixed Use	34	0%	34	0	£0.00	£0.00	£0.00	Philips Lane - Viability tested	
No	S/13/0964 or S/14/0718	Minor Residential	2	N/A	2	0	£6,218.00	£3,109.00	£3,109.00		
No	S/13/0895	Minor Residential	3	N/A	3	0	£24,883.70	£8,294.57	£8,294.57		
Yes	S/13/1028	Minor Residential	4	N/A	4	0	£9,417.10	£2,354.28	£2,354.28		
No	S/13/1294	Minor Residential	1	N/A	1	0	£629.90	£629.90	£629.90		
No	S/13/0364	Major Residential	57	30%	40	17	£364,823.25	£6,400.41	£9,120.58	Ermin Street	Play area
No	S/13/0920	Minor Residential	1	N/A	1	0	£13,866.00	£13,866.00	£13,866.00		
No	S/13/0167	Major Residential	12	N/A	12	0	£18,291.00	£1,524.25	£1,524.25		
Yes	S/13/1121	Minor Residential	3	N/A	3	0	£28,190.70	£9,396.90	£9,396.90		
No	S/13/1144	Minor Residential	1	N/A	1	0	£14,150.00	£14,150.00	£14,150.00		
No	S/13/0860	Minor Residential	1	N/A	1	0	£13,893.00	£13,893.00	£13,893.00		
No	S/13/0441	Minor Residential	5	N/A	5	0	£67,460.25	£13,492.05	£13,492.05		Public Open Space landscape design
Yes	S/13/0917	Minor Residential	3	N/A	3	0	£19,927.60	£6,642.53	£6,642.53		
No	S/13/1146	Minor Residential	1	N/A	1	0	£13,852.65	£13,852.65	£13,852.65		
No	S/13/0146	Major Residential	24	0%	24	0	£176,787.50	£7,366.15	£7,366.15	Off-site affordable housing contribution secured - £105,166.90	
Yes	S/13/0852	Minor Residential	1	N/A	1	0	£13,778.00	£13,778.00	£13,778.00		
No	S/13/0966	Minor Residential	4	N/A	4	0	£32,492.00	£8,123.00	£8,123.00		
No	S/13/0244	Minor Residential	8	N/A	8	0	£103,677.10	£12,959.64	£12,959.64		
No	S/12/1646 (APP/U3935/A/13/2195 124)	Major Residential	73	30%	51	22	£477,147.00	£6,536.26	£9,355.82	Hook Street	£5.52 per sq/m POS maintenance also secured, bus pass vouchers
Yes	S/12/1054	Major Residential	12	0%	12	0	£442,030.80	£36,835.90	£36,835.90	Off-site affordable housing contribution secured due to site area - £410,000	
Yes	S/13/0922	Minor Residential	2	N/A	2	0	£3,139.00	£1,569.50	£1,569.50		
Yes	S/13/0810	Minor Residential	1	N/A	1	0	£8,151.95	£8,151.95	£8,151.95		
No	S/13/0435	Major Residential	11	N/A	11	0	£36,149.50	£3,286.32	£3,286.32		
No	S/13/0604	Minor Residential	8	N/A	8	0	£18,834.00	£2,354.25	£2,354.25		
No	S/13/0109	Minor Residential	1	N/A	1	0	£14,150.00	£14,150.00	£14,150.00		
Yes	S/13/0457	Minor Residential	1	N/A	1	0	£10,434.10	£10,434.10	£10,434.10		
No	S/13/0580	Minor Residential	1	N/A	1	0	£13,185.00	£13,185.00	£13,185.00		
Yes	S/12/1696	Minor Residential	1	N/A	1	0	£13,777.00	£13,777.00	£13,777.00		
No	S/SP/13/0450	Minor Residential	3	N/A	0	3	£0.00	£0.00	£0.00		
Yes	S/12/1233	Major Residential	11	N/A	11	0	£0.00	£0.00	£0.00	Viability tested	
Yes	S/13/0071	Minor Residential	1	N/A	1	0	£13,778.00	£13,778.00	£13,778.00		
No	S/13/0072	Minor Residential	1	N/A	1	0	£0.00	£0.00	0	Viability tested	
No	S/13/0032	Minor Residential	6	N/A	6	0	£0.00	£0.00	0	Viability tested	

2014-15 Residential Permissions and accompanying S106 Packages Secured (at October 2014)

Implemented	Planning Reference	Development Type	Size of development	Affordable Housing Provision	OMV Units	AH Units	S106 Value	£ per Unit	£ per OMV	Detail	Payment in Kind
No	S/14/0407	Major Residential	48	79%	10	38	£3,000.00	£62.50	£300.00	Sussex Square - Viability tested	Zebra Crossing
No	S/11/1741	Minor Residential	8	N/A	8	0	N/A	N/A	N/A	Viability tested	
No	S/14/0170	Minor Residential	1	N/A	1	0	£8,638.06	£8,638.06	£8,638.06		
Yes	S/13/1056	Minor Residential	2	N/A	2	0	N/A	N/A	N/A	Viability tested	
No	S/13/1132	Minor Residential	1	N/A	1	0	N/A	N/A	N/A	Viability tested	
No	S/13/1723	Minor Residential	6	N/A	6	0	£26,510.88	£4,418.48	£4,418.48		
No	S/TIME/14/0277	Minor Residential	1	N/A	1	0	£14,452.60	£14,452.60	£14,452.60		
Yes	S/14/0125	Minor Residential	1	N/A	1	0	£3,138.95	£3,138.95	£3,138.95		
No	S/13/0562	Minor Residential	1	N/A	1	0	N/A	N/A	N/A	Viability tested	
No	S/13/0563	Minor Residential	1	N/A	1	0	N/A	N/A	N/A	Viability tested	
Yes	S/14/0234	Minor Residential	1	N/A	1	0	£750.00	£750.00	£750.00		
No	S/14/0425	Minor Residential	2	N/A	2	0	£29,020.00	£14,510.00	£14,510.00		
No	S/13/1223	Major Residential	61	30%	42	19	£363,223.30	£5,954.48	£8,648.17		Play area, allotment
No	S/11/0084	Major Residential	152	15%	129	23	£498,542.88	£3,279.89	£3,864.67	Former Headlands - Viability tested	Play area
No	S/13/0684	Minor Residential	8	N/A	0	8	£6,000.00	£750.00	N/A		
Yes	S/13/0570 (Site A of S/05/3436)	Mixed Use	201	0%	201	0	£72,719.52	£361.79	£361.79	Thomas Homes Site A - Viability tested (site includes listed buildings)	Transverser works
No	S/14/0974	Major Residential	24	0%	24	0	N/A	N/A	N/A	Former Technical College - Viability tested (listed building conversion)	
No	S/14/1081	Minor Residential	4	N/A	4	0	N/A	N/A	N/A	Viability tested	
No	S/14/0866	Major Residential	10	N/A	10	0	N/A	N/A	N/A	Viability tested	
No	S/14/1287	Minor Residential	1	N/A	1	0	N/A	N/A	N/A	Viability tested	
No	S/14/0280	Minor Residential	3	N/A	3	0	N/A	N/A	N/A	Viability tested	

S106 Package Review Comprehensive Analysis by Financial Year 2008-09

2008-2009 S106 Summary	
No. Applications	35
Total Units Secured	464
Total OMV Units Secured	371
Total AH Units Secured	94
Total S106	£856,446.00
Average per OMV	£2,308.48
Average for all units (includes AH)	£1,845.79

No. Units on Apps 14> 343
 AH Units 77
 % of AH 22%

2008-2009 S106 Summary (Implemented Sites Only)	
No. Applications	25
Total Units Secured	302
Total OMV Units Secured	208
Total AH Units Secured	94
Total S106	£603,420
Average per OMV	£2,901.06
Average for all units (includes AH)	£1,998.08

No. Units on Apps 14> 228
 AH Units 77
 % of AH 33%

AH as % of total implemented units 31%

S106 Package Review Comprehensive Analysis by Financial Year 2009-10

2009-2010 S106 Summary	
No. Applications	39
Total Units Secured	277
Total OMV Units Secured	170
Total AH Units Secured	107
Total S106	£1,876,007.00
Average per OMV	£11,035.34
Average for all units (includes AH)	£6,772.59

No. Units on Apps 14> 169
 AH Units 103
 % of AH 61%

2009-2010 S106 Summary (Implemented sites only)	
No. Applications	30
Total Units Secured	242
Total OMV Units Secured	141
Total AH Units Secured	107
Total S106	£1,602,619.00
Average per OMV	£11,366.09
Average for all units (includes AH)	£6,622.39

No. Units on Apps 14> 169
 AH Units 103
 % of AH 61%

AH as % of total implemented units 44%

S106 Package Review Comprehensive Analysis by Financial Year 2010-11

2010-11 S106 Summary	
No. Applications	44
Total Units Secured	544
Total OMV Units Secured	412
Total AH Units Secured	132
Total S106	£2,835,529.00
Average per OMV	£6,882.35
Average for all units (includes AH)	£5,212.37

No. Units on Apps 14> 411
 AH Units 120
 % of AH 29%

2010-11 S106 Summary (Implemented sites only)	
No. Applications	29
Total Units Secured	491
Total OMV Units Secured	362
Total AH Units Secured	129
Total S106	£2,452,029.00
Average per OMV	£6,773.56
Average for all units (includes AH)	£4,993.95

No. Units on Apps 14> 411
 AH Units 120
 % of AH 29%

AH as % of total implemented units 26%

S106 Package Review Comprehensive Analysis by Financial Year 2011-12

2011-2012 S106 Summary	
No. Applications	45
Total Units Secured	1681
Total OMV Units Secured	1200
Total AH Units Secured	481
Total S106	£10,267,238.00
Average per OMV	£8,556.03
Average for all units (includes AH)	£6,107.82

No. Units on Apps 14> 1560
 AH Units 461
 % of AH 30%

2011-2012 S106 Summary (Implemented Sites only)	
No. Applications	25
Total Units Secured	1619
Total OMV Units Secured	1138
Total AH Units Secured	481
Total S106	£9,996,007.00
Average per OMV	£8,783.84
Average for all units (includes AH)	£6,174.19

No. Units on Apps 14> 1560
 AH Units 461
 % of AH 30%

AH as % of total implemented units 30%

S106 Package Review Comprehensive Analysis by Financial Year 2012-13

2012-13 S106 Summary	
No. Applications	32
Total Units Secured	1862
Total OMV Units Secured	1353
Total AH Units Secured	509
Total S106	£12,108,670.20
Average per OMV	£8,949.50
Average for all units (includes AH)	£6,503.05

No. Units on Apps 14> 1779
 AH Units 509
 % of AH 29%

2012-13 S106 Summary (Implemented sites only)	
No. Applications	20
Total Units Secured	1806
Total OMV Units Secured	1297
Total AH Units Secured	509
Total S106	£11,907,404.25
Average per OMV	£9,180.73
Average for all units (includes AH)	£6,593.25

No. Units on Apps 14> 1748
 AH Units 509
 % of AH 29%

AH as % of total implemented units 28%

S106 Package Review Comprehensive Analysis by Financial Year 2013-14

2013-2014 S106 Summary	
No. Applications	35
Total Units Secured	301
Total OMV Units Secured	259
Total AH Units Secured	42
Total S106	£1,987,265.10
Average per OMV	£7,672.84
Average for all units (includes AH)	£6,602.21

No. Units on Apps 14> 188
 AH Units 39
 % of AH 21%

2013-2014 S106 Summary (Implemented Sites only)	
No. Applications	12
Total Units Secured	42
Total OMV Units Secured	42
Total AH Units Secured	0
Total S106	£ 568,624.25
Average per OMV*	£13,538.67
Average for all units* (includes AH)	£13,538.67

No. Units on Apps 14> 0
 AH Units N/A
 % of AH N/A
 Payment of S/12/1054 AH contribution triggered

AH as % of total implemented units 0%
 (0% as no implemented permission contains 15 or more units)

*Average per OMV and all units minus off-site AH of £197,620 from S/12/1054 = £8,833.43

S106 Package Review Comprehensive Analysis by Financial Year 2014-15 (to October 2014)

2013-2014 S106 Summary	
No. Applications	21
Total Units Secured	537
Total OMV Units Secured	434
Total AH Units Secured	88
Total S106	£1,025,996.19
Average per OMV	£2,285.07
Average for all units (includes AH)	£1,910.61

No. Units on Apps 14> 486
 AH Units 80
 % of AH 16%

2013-2014 S106 Summary (Implemented Sites only)	
No. Applications	4
Total Units Secured	205
Total OMV Units Secured	205
Total AH Units Secured	0
Total S106	£76,608.47
Average per OMV	£373.70
Average for all units (includes AH)	£373.70

No. Units on Apps 14> 201
 AH Units 0
 % of AH 0%

AH as % of total implemented units 0%

