

APPENDIX C.

It is estimated that these rates will yield the following income. On a 'typical' three bedroom semi-detached market house in a development of over 10 dwellings the proposed charges would be £12,350 in Area A, £7,125 in Area B and £3,800 in Area C. To these would be added the £2,000 base residual s106 for site specific factors, bringing the total to £14,350 in Area A, £9,125 in Area B and £5800 in Area C. This compares to the average £6,500-£9,000 s106 which is currently being achieved. Therefore in many cases CIL will match or exceed what we are currently receiving in s106 with the Three Dragons identified CIL rate with the 30% buffer