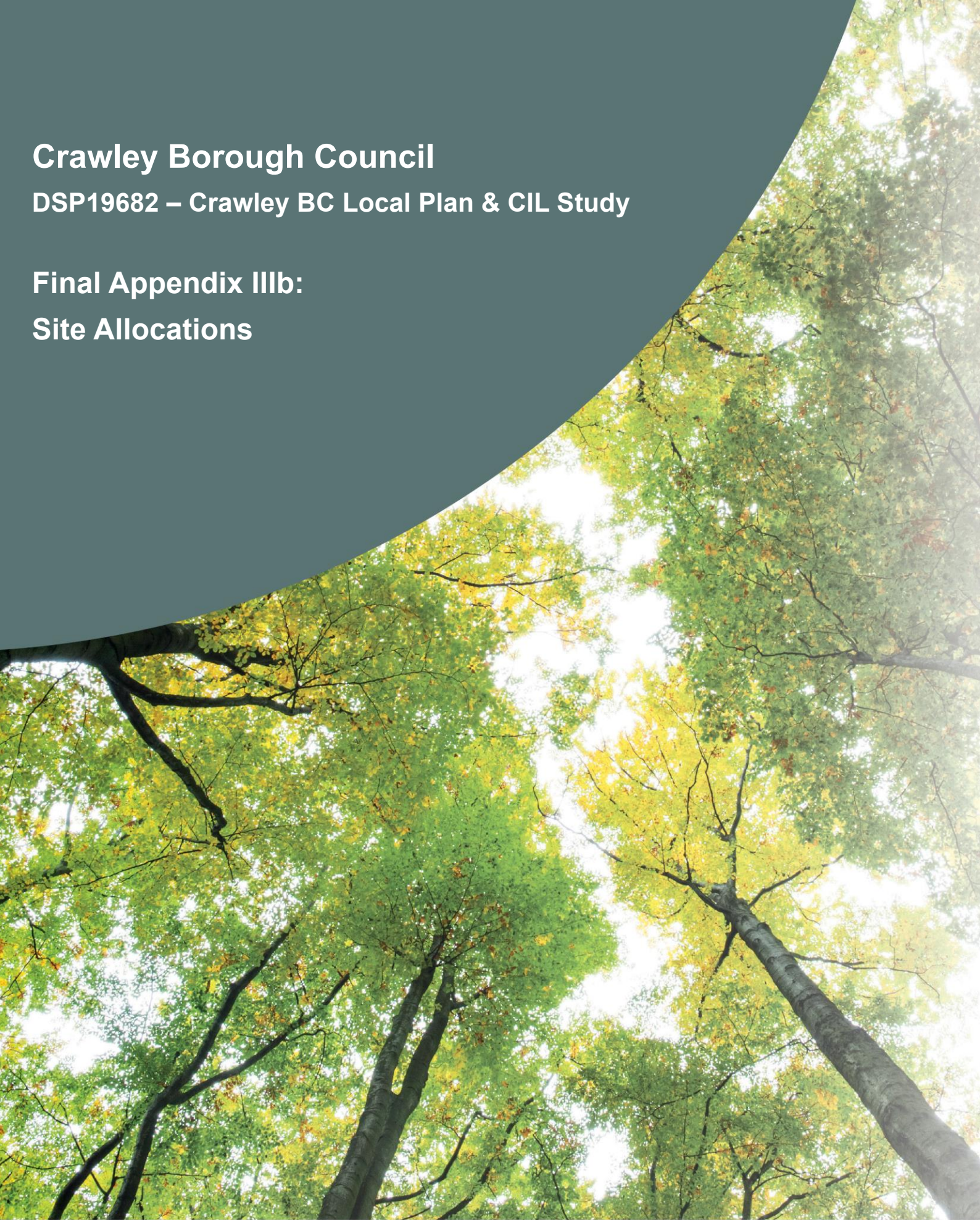


**Crawley Borough Council**

**DSP19682 – Crawley BC Local Plan & CIL Study**

**Final Appendix IIIb:**

**Site Allocations**



## Crawley Borough Council - Appendix IIIb - Local Plan & CIL Viability Assessment - Site Allocations: *Table 4a - Land SE Heathy Farm*

**Table 4a - Land SE of Heathy Farm**

Site Area (ha):	4.15
Indicative Residential Capacity:	150 (Mixed)
Non-Residential Uses:	N/A
Profit (% GDV):	17.5% (Residential) 6% (AH)
Affordable Housing %	40%

Construction / Sales Rate: %	Residual Land Value (£)		
	£3,750/sq.m. (LOWER)	£4,000/sq.m (BASE)	£4,250/sq.m. (UPPER)
-10.0%	£6,116,624	£7,571,896	£9,029,353
-7.5%	£5,616,994	£7,072,266	£8,529,723
-5.0%	£5,117,365	£6,572,637	£8,030,094
-2.5%	£4,617,735	£6,073,007	£7,530,464
<b>0% (BASE)</b>	£4,118,106	<b>£5,573,378</b>	£7,030,835
2.5%	£3,618,476	£5,073,748	£6,531,205
5.0%	£3,118,847	£4,574,119	£6,031,576
7.5%	£2,619,217	£4,074,489	£5,531,946
10.0%	£2,119,588	£3,574,860	£5,032,317
Construction / Sales Rate: %	Residual Land Value (£/ha)		
	£3,750/sq.m. (LOWER)	£4,000/sq.m (BASE)	£4,250/sq.m. (UPPER)
-10.0%	£1,473,885	£1,824,553	£2,175,748
-7.5%	£1,353,493	£1,704,161	£2,055,355
-5.0%	£1,233,100	£1,583,768	£1,934,962
-2.5%	£1,112,707	£1,463,375	£1,814,570
<b>0% (BASE)</b>	£992,315	<b>£1,342,983</b>	£1,694,177
2.5%	£871,922	£1,222,590	£1,573,784
5.0%	£751,529	£1,102,197	£1,453,392
7.5%	£631,137	£981,805	£1,332,999
10.0%	£510,744	£861,412	£1,212,606

**Key:**

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	Viability Test 1 (RLV £250,000 to £500,000/ha)
	Viability Test 2 (RLV £500,000 to £850,000/ha)
	Viability Test 3 (RLV £850,000 to £1,500,000/ha)
	Viability Test 4 (RLV £1,500,000 to £2,000,000/ha)
	Viability Test 5 (RLV £2,000,000 to £2,500,000/ha)
	Viability Test 6 (RLV >£2,500,000/ha)

**BLV Notes:**

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement
£500,000	Greenfield Enhancement (Upper)
£850,000	Low-grade former industrial/commercial land values
£1,500,000	Key PDL land values
£2,000,000	- Industrial Upper / Commercial CBD
£2,500,000	Upper PDL benchmark/Residential land values

## Crawley Borough Council - Appendix IIIb - Local Plan & CIL Viability Assessment - Site Allocations: *Table 4b - Land adjacent to Desmond Anderson, Tilgate*

**Table 4b - Land adjacent to Desmond Anderson, Tilgate**

Site Area (ha):	3.39
Indicative Residential Capacity:	150 (Mixed)
Non-Residential Uses:	N/A
Profit (% GDV):	17.5% (Residential) 6% (AH)
Affordable Housing %	40%

Construction / Sales Rate: %	Residual Land Value (£)		
	£3,750/sq.m. (LOWER)	£4,000/sq.m (BASE)	£4,250/sq.m. (UPPER)
-10.0%	£5,812,907	£7,268,179	£8,725,636
-7.5%	£5,295,162	£6,750,434	£8,207,891
-5.0%	£4,777,417	£6,232,689	£7,690,146
-2.5%	£4,259,672	£5,714,944	£7,172,401
<b>0% (BASE)</b>	£3,741,927	<b>£5,197,199</b>	£6,654,656
2.5%	£3,224,181	£4,679,453	£6,136,911
5.0%	£2,706,436	£4,161,708	£5,619,165
7.5%	£2,188,691	£3,643,963	£5,101,420
10.0%	£1,670,946	£3,126,218	£4,583,675
Construction / Sales Rate: %	Residual Land Value (£/ha)		
	£3,750/sq.m. (LOWER)	£4,000/sq.m (BASE)	£4,250/sq.m. (UPPER)
-10.0%	£1,714,722	£2,144,006	£2,573,934
-7.5%	£1,561,995	£1,991,278	£2,421,207
-5.0%	£1,409,267	£1,838,551	£2,268,480
-2.5%	£1,256,540	£1,685,824	£2,115,752
<b>0% (BASE)</b>	£1,103,813	<b>£1,533,097</b>	£1,963,025
2.5%	£951,086	£1,380,370	£1,810,298
5.0%	£798,359	£1,227,643	£1,657,571
7.5%	£645,632	£1,074,915	£1,504,844
10.0%	£492,904	£922,188	£1,352,117

**Key:**

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	Viability Test 1 (RLV £250,000 to £500,000/ha)
	Viability Test 2 (RLV £500,000 to £850,000/ha)
	Viability Test 3 (RLV £850,000 to £1,500,000/ha)
	Viability Test 4 (RLV £1,500,000 to £2,000,000/ha)
	Viability Test 5 (RLV £2,000,000 to £2,500,000/ha)
	Viability Test 6 (RLV >£2,500,000/ha)

**BLV Notes:**

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement
£500,000	Greenfield Enhancement (Upper)
£850,000	Low-grade former industrial/commercial land values
£1,500,000	Key PDL land values
£2,000,000	- Industrial Upper / Commercial CBD
£2,500,000	Upper PDL benchmark/Residential land values

## Crawley Borough Council - Appendix IIIb - Local Plan & CIL Viability Assessment - Site Allocations: *Table 4c- Tinsley Lane Playing Fields*

**Table 4c - Tinsley Lane Playing Fields, Three Bridges**

Site Area (ha):	3.3
Indicative Residential Capacity:	120 (Mixed)
Non-Residential Uses:	N/A
Profit (% GDV):	17.5% (Residential) 6% (AH)
Affordable Housing %	40%

Construction / Sales Rate: %	Residual Land Value (£)		
	£4,000/sq.m. (LOWER)	£4,100/sq.m (BASE)	£4,250/sq.m. (UPPER)
-10.0%	£5,985,143	£6,449,419	£7,145,834
-7.5%	£5,583,383	£6,047,659	£6,744,074
-5.0%	£5,181,623	£5,645,899	£6,342,314
-2.5%	£4,779,863	£5,244,139	£5,940,554
<b>0% (BASE)</b>	£4,378,102	<b>£4,842,379</b>	£5,538,793
2.5%	£3,976,342	£4,440,619	£5,137,033
5.0%	£3,574,582	£4,038,859	£4,735,273
7.5%	£3,172,822	£3,637,098	£4,333,512
10.0%	£2,771,061	£3,235,338	£3,931,753
Construction / Sales Rate: %	Residual Land Value (£/ha)		
	£4,000/sq.m. (LOWER)	£4,100/sq.m (BASE)	£4,250/sq.m. (UPPER)
-10.0%	£1,813,680	£1,954,369	£2,165,404
-7.5%	£1,691,934	£1,832,624	£2,043,659
-5.0%	£1,570,189	£1,710,879	£1,921,913
-2.5%	£1,448,443	£1,589,133	£1,800,168
<b>0% (BASE)</b>	£1,326,698	<b>£1,467,388</b>	£1,678,422
2.5%	£1,204,952	£1,345,642	£1,556,677
5.0%	£1,083,207	£1,223,897	£1,434,931
7.5%	£961,461	£1,102,151	£1,313,185
10.0%	£839,716	£980,405	£1,191,440

**Key:**

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	Viability Test 1 (RLV £250,000 to £500,000/ha)
	Viability Test 2 (RLV £500,000 to £850,000/ha)
	Viability Test 3 (RLV £850,000 to £1,500,000/ha)
	Viability Test 4 (RLV £1,500,000 to £2,000,000/ha)
	Viability Test 5 (RLV £2,000,000 to £2,500,000/ha)
	Viability Test 6 (RLV >£2,500,000/ha)

**BLV Notes:**

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement
£500,000	Greenfield Enhancement (Upper)
£850,000	Low-grade former industrial/commercial land values
£1,500,000	Key PDL land values
£2,000,000	- Industrial Upper / Commercial CBD
£2,500,000	Upper PDL benchmark/Residential land values

## Crawley Borough Council - Appendix IIIb - Local Plan & CIL Viability Assessment - Site Allocations: *Table 4d - County Buildings, Northgate*

**Table 4d - County Buildings, Northgate**

Site Area (ha):	0.58
Indicative Residential Capacity:	100 (3-5 Storey Flats)
Non-Residential Uses:	5,200sqm Offices
Profit (% GDV):	17.5% (Residential) 6% (AH) 15% (Non-Residential)
Affordable Housing %	25%

Construction / Sales Rate: %	Residual Land Value (£)		
	£4,000/sq.m. (LOWER)	£4,200/sq.m (BASE)	£4,500/sq.m. (UPPER)
-10.0%	-£803,566	-£78,467	£955,550
-7.5%	-£1,528,658	-£796,790	£274,308
-5.0%	-£2,258,981	-£1,521,703	-£426,939
-2.5%	-£2,992,153	-£2,251,855	-£1,147,955
<b>0% (BASE)</b>	-£3,728,888	<b>-£2,984,774</b>	-£1,875,755
2.5%	-£4,468,430	-£3,721,160	-£2,606,578
5.0%	-£5,210,191	-£4,460,247	-£3,340,980
7.5%	-£5,952,913	-£5,202,009	-£4,078,675
10.0%	-£6,698,119	-£5,944,133	-£4,818,854
Construction / Sales Rate: %	Residual Land Value (£/ha)		
	£4,000/sq.m. (LOWER)	£4,200/sq.m (BASE)	£4,500/sq.m. (UPPER)
-10.0%	-£1,385,459	-£135,288	<b>£1,647,500</b>
-7.5%	-£2,635,617	-£1,373,776	£472,945
-5.0%	-£3,894,796	-£2,623,627	-£736,102
-2.5%	-£5,158,884	-£3,882,509	-£1,979,232
<b>0% (BASE)</b>	-£6,429,117	<b>-£5,146,163</b>	-£3,234,060
2.5%	-£7,704,189	-£6,415,792	-£4,494,100
5.0%	-£8,983,088	-£7,690,081	-£5,760,310
7.5%	-£10,263,642	-£8,968,980	-£7,032,199
10.0%	-£11,548,481	-£10,248,506	-£8,308,370

**Key:**

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	Viability Test 1 (RLV £250,000 to £500,000/ha)
	Viability Test 2 (RLV £500,000 to £850,000/ha)
	Viability Test 3 (RLV £850,000 to £1,500,000/ha)
	Viability Test 4 (RLV £1,500,000 to £2,000,000/ha)
	Viability Test 5 (RLV £2,000,000 to £2,500,000/ha)
	Viability Test 6 (RLV >£2,500,000/ha)

**BLV Notes:**

EUV+ £/ha	Notes
<b>£250,000</b>	Greenfield Enhancement
<b>£500,000</b>	Greenfield Enhancement (Upper)
<b>£850,000</b>	Low-grade former industrial/commercial land values
<b>£1,500,000</b>	Key PDL land values
<b>£2,000,000</b>	- Industrial Upper / Commercial CBD
<b>£2,500,000</b>	Upper PDL benchmark/Residential land values

## Crawley Borough Council - Appendix IIIb - Local Plan & CIL Viability Assessment - Site Allocations: *Table 4e - St Catherine's Hospice*

**Table 4e - St Catherine's Hospice**

Site Area (ha):	0.73
Indicative Residential Capacity:	60 (Sheltered)
Non-Residential Uses:	N/A
Profit (% GDV):	17.5% (Residential) 6% (AH)
Affordable Housing %	40%

Construction / Sales Rate: %	Residual Land Value (£)		
	£5,500/sq.m. (LOWER)	£6,000/sq.m (BASE)	£6,500/sq.m. (UPPER)
-10.0%	-£1,212,511	-£338,665	£500,901
-7.5%	-£1,513,711	-£635,429	£219,875
-5.0%	-£1,815,411	-£933,066	-£63,065
-2.5%	-£2,118,397	-£1,232,707	-£358,777
<b>0% (BASE)</b>	-£2,422,171	<b>-£1,533,812</b>	-£655,540
2.5%	-£2,726,630	-£1,835,286	-£953,254
5.0%	-£3,031,896	-£2,138,268	-£1,252,902
7.5%	-£3,337,760	-£2,441,645	-£1,553,913
10.0%	-£3,643,620	-£2,746,104	-£1,855,387
Construction / Sales Rate: %	Residual Land Value (£/ha)		
	£5,500/sq.m. (LOWER)	£6,000/sq.m (BASE)	£6,500/sq.m. (UPPER)
-10.0%	-£1,660,974	-£463,925	£686,166
-7.5%	-£2,073,577	-£870,450	£301,199
-5.0%	-£2,486,865	-£1,278,173	-£86,391
-2.5%	-£2,901,914	-£1,688,639	-£491,475
<b>0% (BASE)</b>	-£3,318,042	<b>-£2,101,113</b>	-£898,000
2.5%	-£3,735,109	-£2,514,090	-£1,305,828
5.0%	-£4,153,282	-£2,929,134	-£1,716,304
7.5%	-£4,572,273	-£3,344,719	-£2,128,648
10.0%	-£4,991,261	-£3,761,786	-£2,541,625

**Key:**

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	Viability Test 1 (RLV £250,000 to £500,000/ha)
	Viability Test 2 (RLV £500,000 to £850,000/ha)
	Viability Test 3 (RLV £850,000 to £1,500,000/ha)
	Viability Test 4 (RLV £1,500,000 to £2,000,000/ha)
	Viability Test 5 (RLV £2,000,000 to £2,500,000/ha)
	Viability Test 6 (RLV >£2,500,000/ha)

**BLV Notes:**

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement
£500,000	Greenfield Enhancement (Upper)
£850,000	Low-grade former industrial/commercial land values
£1,500,000	Key PDL land values
£2,000,000	- Industrial Upper / Commercial CBD
£2,500,000	Upper PDL benchmark/Residential land values

## Crawley Borough Council - Appendix IIIb - Local Plan & CIL Viability Assessment - Site Allocations: *Table 4f - 21, 25, 27 & 29 Tushmore Lane*

**Table 4f - 21, 25, 27 & 29 Tushmore Lane**

Site Area (ha):	0.6
Indicative Residential Capacity:	63 (3-5 Storey Flats)
Non-Residential Uses:	N/A
Profit (% GDV):	17.5% (Residential) 6% (AH)
Affordable Housing %	40%

Construction / Sales Rate: %	Residual Land Value (£)		
	£4,000/sq.m. (LOWER)	£4,150/sq.m (BASE)	£4,250/sq.m. (UPPER)
-10.0%	£1,166,956	£1,476,526	£1,682,906
-7.5%	£945,556	£1,255,131	£1,461,511
-5.0%	£724,167	£1,033,737	£1,240,114
-2.5%	£502,772	£812,342	£1,018,722
<b>0% (BASE)</b>	£281,378	<b>£590,947</b>	£797,327
2.5%	£53,590	£369,553	£575,933
5.0%	-£185,975	£145,181	£354,538
7.5%	-£431,201	-£88,664	£129,585
10.0%	-£676,646	-£333,535	-£105,117
Construction / Sales Rate: %	Residual Land Value (£/ha)		
	£4,000/sq.m. (LOWER)	£4,150/sq.m (BASE)	£4,250/sq.m. (UPPER)
-10.0%	£1,944,927	£2,460,876	£2,804,843
-7.5%	£1,575,927	£2,091,885	£2,435,852
-5.0%	£1,206,945	£1,722,894	£2,066,857
-2.5%	£837,954	£1,353,903	£1,697,869
<b>0% (BASE)</b>	£468,963	<b>£984,912</b>	£1,328,879
2.5%	£89,317	£615,921	£959,888
5.0%	-£309,959	£241,968	£590,897
7.5%	-£718,668	-£147,773	£215,975
10.0%	-£1,127,743	-£555,891	-£175,195

**Key:**

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	Viability Test 1 (RLV £250,000 to £500,000/ha)
	Viability Test 2 (RLV £500,000 to £850,000/ha)
	Viability Test 3 (RLV £850,000 to £1,500,000/ha)
	Viability Test 4 (RLV £1,500,000 to £2,000,000/ha)
	Viability Test 5 (RLV £2,000,000 to £2,500,000/ha)
	Viability Test 6 (RLV >£2,500,000/ha)

**BLV Notes:**

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement
£500,000	Greenfield Enhancement (Upper)
£850,000	Low-grade former industrial/commercial land values
£1,500,000	Key PDL land values
£2,000,000	- Industrial Upper / Commercial CBD
£2,500,000	Upper PDL benchmark/Residential land values

**Crawley Borough Council - Appendix IIIb - Local Plan & CIL Viability Assessment**  
**- Site Allocations: Table 4g - Wingspan Club**

**Table 4g - Wingspan Club**

Site Area (ha):	0.64
Indicative Residential Capacity:	N/A
Non-Residential Uses:	2787sqm (Industrial)
Profit (% GDV):	17.5% (Residential) 6% (AH)
Affordable Housing %	15% Non-residential N/A

4.5% Yield	Residual Land Value (£)				
	£80/sq.m.	£90/sq.m.	£100/sq.m. (BASE)	£110/sq.m.	£120/sq.m.
Construction / Sales Rate: %					
-10.0%	£399,850	£786,939	£1,174,029	£1,561,118	£1,948,207
-7.5%	£335,406	£722,495	£1,109,584	£1,496,673	£1,883,762
-5.0%	£270,961	£658,050	£1,045,139	£1,432,228	£1,819,317
-2.5%	£206,516	£593,605	£980,695	£1,367,784	£1,754,873
0% (BASE)	£142,072	£529,161	<b>£916,250</b>	£1,303,339	£1,690,428
2.5%	£77,627	£464,716	£851,805	£1,238,894	£1,625,983
5.0%	£13,182	£400,271	£787,360	£1,174,450	£1,561,539
7.5%	£-52,850	£335,827	£722,916	£1,110,005	£1,497,094
10.0%	£-120,091	£271,382	£658,471	£1,045,560	£1,432,649

-187995.0223					
Construction / Sales Rate: %	Residual Land Value (£)				
	£80/sq.m.	£90/sq.m.	£100/sq.m. (BASE)	£110/sq.m.	£120/sq.m.
-10.0%	£624,766	£1,229,593	£1,834,420	£2,439,246	£3,044,073
-7.5%	£524,071	£1,128,898	£1,733,725	£2,338,552	£2,943,378
-5.0%	£423,377	£1,028,203	£1,633,030	£2,237,857	£2,842,684
-2.5%	£322,682	£927,508	£1,532,335	£2,137,162	£2,741,989
0% (BASE)	£221,987	£826,814	<b>£1,431,640</b>	£2,036,467	£2,641,294
2.5%	£121,292	£726,119	£1,330,946	£1,935,772	£2,540,599
5.0%	£20,597	£625,424	£1,230,251	£1,835,077	£2,439,904
7.5%	£-82,577	£524,729	£1,129,556	£1,734,383	£2,339,209
10.0%	£-187,642	£424,034	£1,028,861	£1,633,688	£2,238,515

5% Yield	Residual Land Value (£)				
	£80/sq.m.	£90/sq.m.	£100/sq.m. (BASE)	£110/sq.m.	£120/sq.m.
Construction / Sales Rate: %					
-10.0%	£76,907	£423,629	£770,350	£1,117,071	£1,463,792
-7.5%	£12,463	£359,184	£705,905	£1,052,626	£1,399,348
-5.0%	£-53,597	£294,739	£641,461	£988,182	£1,334,903
-2.5%	£-120,847	£230,295	£577,016	£923,737	£1,270,458
0% (BASE)	£-188,755	£165,850	<b>£512,571</b>	£859,292	£1,206,014
2.5%	£-256,965	£101,405	£448,126	£794,848	£1,141,569
5.0%	£-325,562	£36,961	£383,682	£730,403	£1,077,124
7.5%	£-394,491	£-28,243	£319,237	£665,958	£1,012,680
10.0%	£-463,731	£-95,203	£254,792	£601,514	£948,235

Residual Land Value (£/ha)					
Construction / Sales Rate: %	Residual Land Value (£/ha)				
	£80/sq.m.	£90/sq.m.	£100/sq.m. (BASE)	£110/sq.m.	£120/sq.m.
-10.0%	£120,168	£661,920	£1,203,672	£1,745,424	£2,287,176
-7.5%	£19,473	£561,225	£1,102,977	£1,644,729	£2,186,481
-5.0%	£-83,746	£460,530	£1,002,282	£1,544,034	£2,085,786
-2.5%	£-188,823	£359,835	£901,587	£1,443,339	£1,985,091
0% (BASE)	£-294,929	£259,141	<b>£800,892</b>	£1,342,644	£1,884,396
2.5%	£-401,508	£158,446	£700,198	£1,241,950	£1,783,702
5.0%	£-508,691	£57,751	£599,503	£1,141,255	£1,683,007
7.5%	£-616,393	£-44,130	£498,808	£1,040,560	£1,582,312
10.0%	£-724,579	£-148,754	£398,113	£939,865	£1,481,617

5.5% Yield	Residual Land Value (£)				
	£80/sq.m.	£90/sq.m.	£100/sq.m. (BASE)	£110/sq.m.	£120/sq.m.
Construction / Sales Rate: %					
-10.0%	£-195,442	£126,503	£440,210	£753,918	£1,067,625
-7.5%	£-263,694	£62,058	£375,766	£689,473	£1,003,180
-5.0%	£-332,346	£-2,440	£311,321	£625,028	£938,736
-2.5%	£-401,348	£-69,027	£246,876	£560,584	£874,291
0% (BASE)	£-470,682	£-136,444	<b>£182,432</b>	£496,139	£809,846
2.5%	£-540,364	£-204,435	£117,987	£431,694	£745,402
5.0%	£-610,449	£-272,729	£53,542	£367,250	£680,957
7.5%	£-680,662	£-341,407	£-11,171	£302,805	£616,512
10.0%	£-750,875	£-410,412	£-77,880	£238,360	£552,067

Residual Land Value (£/ha)					
Construction / Sales Rate: %	Residual Land Value (£/ha)				
	£80/sq.m.	£90/sq.m.	£100/sq.m. (BASE)	£110/sq.m.	£120/sq.m.
-10.0%	£-305,379	£197,661	£687,829	£1,177,996	£1,668,164
-7.5%	£-412,023	£96,966	£587,134	£1,077,301	£1,567,469
-5.0%	£-519,291	£-3,813	£486,439	£976,607	£1,466,774
-2.5%	£-627,106	£-107,855	£385,744	£875,912	£1,366,079
0% (BASE)	£-735,440	£-213,193	<b>£285,049</b>	£775,217	£1,265,385
2.5%	£-844,319	£-319,430	£184,355	£674,522	£1,164,690
5.0%	£-953,827	£-426,139	£83,660	£573,827	£1,063,995
7.5%	£-1,063,535	£-533,448	£-17,454	£473,133	£963,300
10.0%	£-1,173,243	£-641,268	£-121,687	£372,438	£862,605



6% Yield		Residual Land Value (£)				
Construction / Sales Rate: %	£80/sq.m.	£90/sq.m	£100/sq.m. (BASE)	£110/sq.m.	£120/sq.m.	
-10.0%	-£430,027	-£125,635	£165,223	£451,432	£737,640	
-7.5%	-£499,569	-£193,569	£100,779	£386,987	£673,196	
-5.0%	-£569,532	-£261,809	£36,334	£322,542	£608,751	
-2.5%	-£639,746	-£330,445	-£28,891	£258,098	£544,306	
<b>0% (BASE)</b>	<b>-£709,958</b>	<b>-£399,429</b>	<b>-£95,857</b>	£193,653	£479,862	
2.5%	-£780,171	-£468,738	-£163,547	£129,208	£415,417	
5.0%	-£850,384	-£538,390	-£231,620	£64,764	£350,972	
7.5%	-£920,597	-£608,440	-£300,075	£319	£286,528	
10.0%	-£990,810	-£678,653	-£368,860	-£66,216	£222,083	

		Residual Land Value (£/ha)				
Construction / Sales Rate: %	£80/sq.m.	£90/sq.m	£100/sq.m. (BASE)	£110/sq.m.	£120/sq.m.	
-10.0%	-£671,917	-£196,305	£258,161	£705,362	£1,152,563	
-7.5%	-£780,577	-£302,451	£157,466	£604,667	£1,051,868	
-5.0%	-£889,894	-£409,077	£56,772	£503,973	£951,173	
-2.5%	-£999,602	-£516,321	-£45,142	£403,278	£850,479	
<b>0% (BASE)</b>	<b>-£1,109,310</b>	<b>-£624,107</b>	<b>-£149,777</b>	£302,583	£749,784	
2.5%	-£1,219,018	-£732,403	-£255,542	£201,888	£649,089	
5.0%	-£1,328,725	-£841,235	-£361,907	£101,193	£548,394	
7.5%	-£1,438,433	-£950,687	-£468,867	£498	£447,699	
10.0%	-£1,548,141	-£1,060,395	-£576,344	-£103,463	£347,005	

6.5% Yield		Residual Land Value (£)				
Construction / Sales Rate: %	£80/sq.m.	£90/sq.m	£100/sq.m. (BASE)	£110/sq.m.	£120/sq.m.	
-10.0%	-£632,026	-£347,515	-£69,557	£195,612	£458,564	
-7.5%	-£702,239	-£416,616	-£136,979	£131,167	£394,119	
-5.0%	-£772,452	-£486,061	-£204,974	£66,722	£329,674	
-2.5%	-£842,665	-£555,872	-£273,274	£2,277	£265,230	
<b>0% (BASE)</b>	<b>-£912,878</b>	<b>-£626,085</b>	<b>-£341,969</b>	-£64,181	£200,785	
2.5%	-£983,090	-£696,298	-£411,004	-£131,545	£136,340	
5.0%	-£1,053,303	-£766,511	-£480,361	-£199,510	£71,896	
7.5%	-£1,123,516	-£836,724	-£550,056	-£267,776	£7,451	
10.0%	-£1,193,729	-£906,937	-£620,144	-£336,422	-£58,805	

		Residual Land Value (£/ha)				
Construction / Sales Rate: %	£80/sq.m.	£90/sq.m	£100/sq.m. (BASE)	£110/sq.m.	£120/sq.m.	
-10.0%	-£987,541	-£542,992	-£108,682	£305,643	£716,506	
-7.5%	-£1,097,248	-£650,963	-£214,030	£204,948	£615,811	
-5.0%	-£1,206,956	-£759,470	-£320,271	£104,253	£515,116	
-2.5%	-£1,316,663	-£868,550	-£426,991	£3,559	£414,421	
<b>0% (BASE)</b>	<b>-£1,426,371</b>	<b>-£978,258</b>	<b>-£534,326</b>	-£100,283	£313,727	
2.5%	-£1,536,079	-£1,087,966	-£642,193	-£205,539	£213,032	
5.0%	-£1,645,786	-£1,197,674	-£750,564	-£311,735	£112,337	
7.5%	-£1,755,494	-£1,307,381	-£859,463	-£418,400	£11,642	
10.0%	-£1,865,202	-£1,417,089	-£968,976	-£525,660	-£91,883	

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	Viability Test 1 (RLV £250,000 to £500,000/ha)
	Viability Test 2 (RLV £500,000 to £850,000/ha)
	Viability Test 3 (RLV £850,000 to £1,500,000/ha)
	Viability Test 4 (RLV £1,500,000 to £2,000,000/ha)
	Viability Test 5 (RLV £2,000,000 to £2,500,000/ha)
	Viability Test 6 (RLV >£2,500,000/ha)

BLV Notes:

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement
£500,000	Greenfield Enhancement (Upper)
£850,000	Low-grade former industrial/commercial land values
£1,500,000	Key PDL land values
£2,000,000	- Industrial Upper / Commercial CBD
£2,500,000	Upper PDL benchmark/Residential land values

**Crawley Borough Council - Appendix IIIb - Local Plan & CIL Viability Assessment  
- Site Allocations: Table 4h - Nexus, Gatwick Road**

**Table 4h - Nexus, Gatwick Road**

Site Area (ha):	0.64
Indicative Residential Capacity:	N/A
Non-Residential Uses:	2600sqm (Industrial)
Profit (% GDV):	17.5% (Residential) 6% (AH)
Affordable Housing %	15% Non-residential N/A

4.5% Yield		Residual Land Value (£)				
Construction / Sales Rate: %	£80/sq.m.	£90/sq.m.	£100/sq.m. (BASE)	£110/sq.m.	£120/sq.m.	
-10.0%	£349,686	£710,803	£1,071,919	£1,433,036	£1,794,152	
-7.5%	£289,566	£650,682	£1,011,799	£1,372,915	£1,734,032	
-5.0%	£229,445	£590,562	£951,678	£1,312,795	£1,673,911	
-2.5%	£169,325	£530,441	£891,558	£1,252,674	£1,613,791	
0% (BASE)	£109,204	£470,320	<b>£831,437</b>	£1,192,553	£1,553,670	
2.5%	£49,083	£410,200	£771,316	£1,132,433	£1,493,549	
5.0%	-£11,309	£350,079	£711,196	£1,072,312	£1,433,429	
7.5%	-£73,523	£289,959	£651,075	£1,012,192	£1,373,308	
10.0%	-£136,447	£229,838	£590,954	£952,071	£1,313,187	

		Residual Land Value (£/ha)				
Construction / Sales Rate: %	£80/sq.m.	£90/sq.m.	£100/sq.m. (BASE)	£110/sq.m.	£120/sq.m.	
-10.0%	£546,385	£1,110,630	£1,674,874	£2,239,119	£2,803,363	
-7.5%	£452,446	£1,016,691	£1,580,936	£2,145,180	£2,709,425	
-5.0%	£358,508	£922,753	£1,486,997	£2,051,242	£2,615,486	
-2.5%	£264,570	£828,814	£1,393,059	£1,957,303	£2,521,548	
0% (BASE)	£170,631	£734,876	<b>£1,299,120</b>	£1,863,365	£2,427,609	
2.5%	£76,693	£640,937	£1,205,182	£1,769,426	£2,333,671	
5.0%	-£17,671	£546,999	£1,111,243	£1,675,488	£2,239,732	
7.5%	-£114,880	£453,060	£1,017,305	£1,581,549	£2,145,794	
10.0%	-£213,198	£359,122	£923,366	£1,487,611	£2,051,855	

5% Yield		Residual Land Value (£)				
Construction / Sales Rate: %	£80/sq.m.	£90/sq.m.	£100/sq.m. (BASE)	£110/sq.m.	£120/sq.m.	
-10.0%	£48,412	£371,869	£695,326	£1,018,784	£1,342,241	
-7.5%	-£11,999	£311,749	£635,206	£958,663	£1,282,120	
-5.0%	-£74,221	£251,628	£575,085	£898,542	£1,222,000	
-2.5%	-£137,152	£191,507	£514,965	£838,422	£1,161,879	
0% (BASE)	-£200,581	£131,387	<b>£454,844</b>	£778,301	£1,101,758	
2.5%	-£264,279	£71,266	£394,723	£718,181	£1,041,638	
5.0%	-£328,323	£11,146	£334,603	£658,060	£981,517	
7.5%	-£392,666	-£50,472	£274,482	£597,939	£921,397	
10.0%	-£457,284	-£113,146	£214,361	£537,819	£861,276	

		Residual Land Value (£/ha)				
Construction / Sales Rate: %	£80/sq.m.	£90/sq.m.	£100/sq.m. (BASE)	£110/sq.m.	£120/sq.m.	
-10.0%	£75,644	£581,046	£1,086,448	£1,591,850	£2,097,251	
-7.5%	-£18,749	£487,107	£992,509	£1,497,911	£2,003,313	
-5.0%	-£115,970	£393,169	£898,571	£1,403,973	£1,909,374	
-2.5%	-£214,300	£299,230	£804,632	£1,310,034	£1,815,436	
0% (BASE)	-£313,408	£205,292	<b>£710,694</b>	£1,216,096	£1,721,498	
2.5%	-£412,937	£111,353	£616,755	£1,122,157	£1,627,559	
5.0%	-£513,005	£17,415	£522,817	£1,028,219	£1,533,621	
7.5%	-£613,540	-£78,862	£428,878	£934,280	£1,439,682	
10.0%	-£714,506	-£176,791	£334,940	£840,342	£1,345,744	

5.5% Yield		Residual Land Value (£)				
Construction / Sales Rate: %	£80/sq.m.	£90/sq.m.	£100/sq.m. (BASE)	£110/sq.m.	£120/sq.m.	
-10.0%	-£206,820	£94,680	£387,338	£679,997	£972,655	
-7.5%	-£270,557	£34,559	£327,218	£619,876	£912,535	
-5.0%	-£334,653	-£26,256	£267,097	£559,755	£852,414	
-2.5%	-£399,062	-£88,677	£206,976	£499,635	£792,293	
0% (BASE)	-£463,769	-£151,722	<b>£146,856</b>	£439,514	£732,173	
2.5%	-£528,791	-£215,210	£86,735	£379,394	£672,052	
5.0%	-£594,182	-£278,985	£26,615	£319,273	£611,931	
7.5%	-£659,684	-£343,106	-£34,468	£259,152	£551,811	
10.0%	-£725,185	-£407,518	-£96,976	£199,032	£491,690	

		Residual Land Value (£/ha)				
Construction / Sales Rate: %	£80/sq.m.	£90/sq.m.	£100/sq.m. (BASE)	£110/sq.m.	£120/sq.m.	
-10.0%	-£323,156	£147,937	£605,216	£1,062,495	£1,519,774	
-7.5%	-£422,745	£53,999	£511,278	£968,556	£1,425,835	
-5.0%	-£522,896	-£41,025	£417,339	£874,618	£1,331,897	
-2.5%	-£623,534	-£138,557	£323,401	£780,679	£1,237,958	
0% (BASE)	-£724,638	-£237,066	<b>£229,462</b>	£686,741	£1,144,020	
2.5%	-£826,236	-£336,265	£135,524	£592,803	£1,050,081	
5.0%	-£928,409	-£435,915	£41,585	£498,864	£956,143	
7.5%	-£1,030,756	-£536,103	-£53,856	£404,926	£862,204	
10.0%	-£1,133,102	-£636,746	-£151,526	£310,987	£768,266	

**Crawley Borough Council - Appendix IIIb - Local Plan & CIL Viability Assessment  
- Site Allocations: Table 4h - Nexus, Gatwick Road**

6% Yield		Residual Land Value (£)				
Construction / Sales Rate: %	£80/sq.m.	£90/sq.m.	£100/sq.m. (BASE)	£110/sq.m.	£120/sq.m.	
-10.0%	-£425,842	-£141,619	£130,802	£397,807	£664,812	
-7.5%	-£490,733	-£205,072	£70,681	£337,686	£604,691	
-5.0%	-£556,010	-£268,798	£10,561	£277,566	£544,570	
-2.5%	-£621,512	-£332,881	-£51,080	£217,445	£484,450	
0% (BASE)	-£687,014	-£397,272	<b>-£113,761</b>	£157,324	£424,329	
2.5%	-£752,516	-£461,955	-£177,065	£97,204	£364,209	
5.0%	-£818,017	-£526,949	-£240,635	£37,083	£304,088	
7.5%	-£883,519	-£592,307	-£304,547	-£23,647	£243,967	
10.0%	-£949,021	-£657,809	-£368,753	-£86,039	£183,847	
		Residual Land Value (£/ha)				
Construction / Sales Rate: %	£80/sq.m.	£90/sq.m.	£100/sq.m. (BASE)	£110/sq.m.	£120/sq.m.	
-10.0%	-£665,378	-£221,279	£204,378	£621,573	£1,038,768	
-7.5%	-£766,770	-£320,425	£110,440	£527,635	£944,830	
-5.0%	-£868,765	-£419,998	£16,501	£433,696	£850,891	
-2.5%	-£971,113	-£520,126	-£79,812	£339,758	£756,953	
0% (BASE)	-£1,073,459	-£620,737	<b>-£177,751</b>	£245,819	£663,014	
2.5%	-£1,175,806	-£721,805	-£276,663	£151,881	£569,076	
5.0%	-£1,278,152	-£823,358	-£375,992	£57,942	£475,137	
7.5%	-£1,380,499	-£925,479	-£475,855	-£36,949	£381,199	
10.0%	-£1,482,845	-£1,027,826	-£576,176	-£134,437	£287,260	

6.5% Yield		Residual Land Value (£)				
Construction / Sales Rate: %	£80/sq.m.	£90/sq.m.	£100/sq.m. (BASE)	£110/sq.m.	£120/sq.m.	
-10.0%	-£614,310	-£348,804	-£89,173	£159,151	£404,460	
-7.5%	-£679,812	-£413,306	-£152,224	£99,031	£344,340	
-5.0%	-£745,314	-£478,116	-£215,712	£38,910	£284,219	
-2.5%	-£810,816	-£543,266	-£279,494	-£21,767	£224,098	
0% (BASE)	-£876,318	-£608,768	<b>-£343,630</b>	-£84,130	£163,978	
2.5%	-£941,819	-£674,270	-£408,070	-£147,132	£103,857	
5.0%	-£1,007,321	-£739,772	-£472,798	-£210,615	£43,737	
7.5%	-£1,072,823	-£805,274	-£537,833	-£274,365	-£16,806	
10.0%	-£1,138,325	-£870,776	-£603,226	-£338,456	-£79,089	
		Residual Land Value (£/ha)				
Construction / Sales Rate: %	£80/sq.m.	£90/sq.m.	£100/sq.m. (BASE)	£110/sq.m.	£120/sq.m.	
-10.0%	-£959,860	-£545,006	-£139,333	£248,674	£631,969	
-7.5%	-£1,062,207	-£645,790	-£237,850	£154,736	£538,031	
-5.0%	-£1,164,553	-£747,056	-£337,049	£60,797	£444,092	
-2.5%	-£1,266,900	-£848,854	-£436,709	-£34,011	£350,154	
0% (BASE)	-£1,369,246	-£951,201	<b>-£536,922</b>	-£131,452	£256,215	
2.5%	-£1,471,593	-£1,053,547	-£637,609	-£229,894	£162,277	
5.0%	-£1,573,939	-£1,155,894	-£738,748	-£329,086	£68,338	
7.5%	-£1,676,286	-£1,258,240	-£840,364	-£428,695	-£26,259	
10.0%	-£1,778,633	-£1,360,587	-£942,541	-£528,837	-£123,576	

**Key:**

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	Viability Test 1 (RLV £250,000 to £500,000/ha)
	Viability Test 2 (RLV £500,000 to £850,000/ha)
	Viability Test 3 (RLV £850,000 to £1,500,000/ha)
	Viability Test 4 (RLV £1,500,000 to £2,000,000/ha)
	Viability Test 5 (RLV £2,000,000 to £2,500,000/ha)
	Viability Test 6 (RLV >£2,500,000/ha)

**BLV Notes:**

EUV+ £/ha	Notes
£250,000	Greenfield Enhancement
£500,000	Greenfield Enhancement (Upper)
£850,000	Low-grade former industrial/commercial land values
£1,500,000	Key PDL land values
£2,000,000	- Industrial Upper / Commercial CBD
£2,500,000	Upper PDL benchmark/Residential land values

**Crawley Borough Council - Appendix IIIb - Local Plan & CIL Viability Assessment  
- Site Allocations: Table 4i - Gatwick Green**

**Table 4i - Gatwick Green**

Site Area (ha):	24.1
Indicative Residential Capacity:	N/A
Non-Residential Uses:	77800sqm (Industrial - Storage & Distribution)
Profit (% GDV):	17.5% (Residential) 6% (AH) 15% Non-residential
Affordable Housing %	N/A

4.5% Yield	Residual Land Value (£)				
Construction / Sales Rate: %	£100/sq.m.	£110/sq.m.	£120/sq.m. (BASE)	£130/sq.m.	£140/sq.m.
-10.0%	£25,921,458	£36,195,870	£46,470,281	£56,744,692	£67,019,104
-7.5%	£24,158,499	£34,432,910	£44,707,321	£54,981,733	£65,256,144
-5.0%	£22,395,539	£32,669,918	£42,944,362	£53,218,773	£63,493,185
-2.5%	£20,632,580	£30,906,991	£41,181,402	£51,455,814	£61,730,225
0% (BASE)	£18,869,620	£29,144,032	<b>£39,418,443</b>	£49,692,854	£59,967,266
2.5%	£17,106,661	£27,381,072	£37,655,483	£47,929,895	£58,204,306
5.0%	£15,343,701	£25,618,113	£35,892,464	£46,166,935	£56,441,346
7.5%	£13,580,742	£23,855,153	£34,129,564	£44,403,976	£54,678,387
10.0%	£11,817,782	£22,092,194	£32,366,605	£42,641,016	£52,915,427

Residual Land Value (£/ha)	Residual Land Value (£/ha)				
Construction / Sales Rate: %	£100/sq.m.	£110/sq.m.	£120/sq.m. (BASE)	£130/sq.m.	£140/sq.m.
-10.0%	£1,075,579	£1,501,903	£1,928,227	£2,354,552	£2,780,876
-7.5%	£1,002,427	£1,428,751	£1,855,076	£2,281,400	£2,707,724
-5.0%	£929,275	£1,355,598	£1,781,924	£2,208,248	£2,634,572
-2.5%	£856,124	£1,282,448	£1,708,772	£2,135,096	£2,561,420
0% (BASE)	£782,972	£1,209,296	<b>£1,635,620</b>	£2,061,944	£2,488,268
2.5%	£709,820	£1,136,144	£1,562,468	£1,988,792	£2,415,116
5.0%	£636,668	£1,062,992	£1,489,314	£1,915,640	£2,341,965
7.5%	£563,516	£989,840	£1,416,164	£1,842,489	£2,268,813
10.0%	£490,364	£916,689	£1,343,013	£1,769,337	£2,195,661

5% Yield	Residual Land Value (£)				
Construction / Sales Rate: %	£100/sq.m.	£110/sq.m.	£120/sq.m. (BASE)	£130/sq.m.	£140/sq.m.
-10.0%	£15,206,715	£24,409,652	£33,612,589	£42,815,526	£52,018,463
-7.5%	£13,443,756	£22,646,693	£31,849,604	£41,052,567	£50,255,504
-5.0%	£11,680,796	£20,883,733	£30,086,670	£39,289,607	£48,492,544
-2.5%	£9,917,837	£19,120,774	£28,323,711	£37,526,648	£46,729,585
0% (BASE)	£8,154,877	£17,357,814	<b>£26,560,751</b>	£35,763,688	£44,966,625
2.5%	£6,391,918	£15,594,855	£24,797,792	£34,000,729	£43,203,666
5.0%	£4,628,958	£13,831,895	£23,034,832	£32,237,769	£41,440,706
7.5%	£2,865,999	£12,068,936	£21,271,872	£30,474,809	£39,677,746
10.0%	£1,103,039	£10,305,976	£19,508,913	£28,711,850	£37,914,787

Residual Land Value (£/ha)	Residual Land Value (£/ha)				
Construction / Sales Rate: %	£100/sq.m.	£110/sq.m.	£120/sq.m. (BASE)	£130/sq.m.	£140/sq.m.
-10.0%	£630,984	£1,012,849	£1,394,713	£1,776,578	£2,158,442
-7.5%	£557,832	£939,697	£1,321,560	£1,703,426	£2,085,291
-5.0%	£484,680	£866,545	£1,248,410	£1,630,274	£2,012,139
-2.5%	£411,528	£793,393	£1,175,258	£1,557,122	£1,938,987
0% (BASE)	£338,377	£720,241	<b>£1,102,106</b>	£1,483,970	£1,865,835
2.5%	£265,225	£647,089	£1,028,954	£1,410,819	£1,792,683
5.0%	£192,073	£573,938	£955,802	£1,337,667	£1,719,531
7.5%	£118,921	£500,786	£882,650	£1,264,515	£1,646,380
10.0%	£45,769	£427,634	£809,498	£1,191,363	£1,573,228

5.5% Yield	Residual Land Value (£)				
Construction / Sales Rate: %	£100/sq.m.	£110/sq.m.	£120/sq.m. (BASE)	£130/sq.m.	£140/sq.m.
-10.0%	£6,443,901	£14,770,557	£23,097,213	£31,423,824	£39,750,524
-7.5%	£4,680,942	£13,007,598	£21,334,253	£29,660,909	£37,987,564
-5.0%	£2,917,982	£11,244,638	£19,571,294	£27,897,949	£36,224,605
-2.5%	£1,155,023	£9,481,678	£17,808,334	£26,134,990	£34,461,645
0% (BASE)	-£623,561	£7,718,719	<b>£16,045,375</b>	£24,372,030	£32,698,686
2.5%	-£2,447,896	£5,955,759	£14,282,415	£22,609,071	£30,935,726
5.0%	-£4,287,685	£4,192,800	£12,519,455	£20,846,111	£29,172,767
7.5%	-£6,142,485	£2,429,840	£10,756,496	£19,083,152	£27,409,807
10.0%	-£8,007,480	£666,881	£8,993,536	£17,320,192	£25,646,848

Residual Land Value (£/ha)	Residual Land Value (£/ha)				
Construction / Sales Rate: %	£100/sq.m.	£110/sq.m.	£120/sq.m. (BASE)	£130/sq.m.	£140/sq.m.
-10.0%	£267,382	£612,886	£958,391	£1,303,893	£1,649,399
-7.5%	£194,230	£539,734	£885,239	£1,230,743	£1,576,247
-5.0%	£121,078	£466,582	£812,087	£1,157,591	£1,503,096
-2.5%	£47,926	£393,431	£738,935	£1,084,439	£1,429,944
0% (BASE)	-£25,874	£320,279	<b>£665,783</b>	£1,011,288	£1,356,792
2.5%	-£101,572	£247,127	£592,631	£938,136	£1,283,640
5.0%	-£177,912	£173,975	£519,479	£864,984	£1,210,488
7.5%	-£254,875	£100,823	£446,328	£791,832	£1,137,336
10.0%	-£332,261	£27,671	£373,176	£718,680	£1,064,185

**Crawley Borough Council - Appendix IIIb - Local Plan & CIL Viability Assessment  
- Site Allocations: Table 4i - Gatwick Green**

6% Yield		Residual Land Value (£)				
Construction / Sales Rate: %	£100/sq.m.	£110/sq.m	£120/sq.m. (BASE)	£130/sq.m.	£140/sq.m.	
-10.0%	-£877,559	£6,741,750	£14,338,514	£21,935,278	£29,532,042	
-7.5%	-£2,704,639	£4,978,790	£12,575,554	£20,172,318	£27,769,082	
-5.0%	-£4,547,210	£3,215,831	£10,812,595	£18,409,359	£26,006,123	
-2.5%	-£6,403,400	£1,452,871	£9,049,635	£16,646,399	£24,243,163	
0% (BASE)	-£8,269,842	-£317,370	<b>£7,286,675</b>	£14,883,440	£22,480,204	
2.5%	-£10,147,949	-£2,138,397	£5,523,716	£13,120,480	£20,717,244	
5.0%	-£12,037,705	-£3,976,027	£3,760,756	£11,357,520	£18,954,284	
7.5%	-£13,942,422	-£5,827,956	£1,997,797	£9,594,561	£17,191,325	
10.0%	-£15,861,373	-£7,691,254	£234,837	£7,831,601	£15,428,365	
		Residual Land Value (£/ha)				
Construction / Sales Rate: %	£100/sq.m.	£110/sq.m	£120/sq.m. (BASE)	£130/sq.m.	£140/sq.m.	
-10.0%	-£36,413	£279,741	£594,959	£910,177	£1,225,396	
-7.5%	-£112,226	£206,589	£521,807	£837,026	£1,152,244	
-5.0%	-£188,681	£133,437	£448,655	£763,874	£1,079,092	
-2.5%	-£265,701	£60,285	£375,504	£690,722	£1,005,940	
0% (BASE)	-£343,147	-£13,169	<b>£302,352</b>	£617,570	£932,789	
2.5%	-£421,077	-£88,730	£229,200	£544,418	£859,637	
5.0%	-£499,490	-£164,980	£156,048	£471,266	£786,485	
7.5%	-£578,524	-£241,824	£82,896	£398,115	£713,333	
10.0%	-£658,148	-£319,139	£9,744	£324,963	£640,181	

6.5% Yield		Residual Land Value (£)				
Construction / Sales Rate: %	£100/sq.m.	£110/sq.m	£120/sq.m. (BASE)	£130/sq.m.	£140/sq.m.	
-10.0%	-£7,336,910	-£49,514	£6,931,051	£13,910,527	£20,890,002	
-7.5%	-£9,209,884	-£1,866,498	£5,168,092	£12,147,567	£19,127,043	
-5.0%	-£11,094,891	-£3,702,663	£3,405,132	£10,384,608	£17,364,083	
-2.5%	-£12,992,126	-£5,551,754	£1,642,173	£8,621,648	£15,601,124	
0% (BASE)	-£14,905,315	-£7,413,490	<b>-£123,504</b>	£6,858,689	£13,838,164	
2.5%	-£16,827,327	-£9,286,952	-£1,941,657	£5,095,729	£12,075,205	
5.0%	-£18,751,183	-£11,172,094	-£3,778,261	£3,332,770	£10,312,245	
7.5%	-£20,682,870	-£13,069,284	-£5,628,053	£1,569,810	£8,549,286	
10.0%	-£22,614,556	-£14,981,705	-£7,490,274	-£197,495	£6,786,326	
		Residual Land Value (£/ha)				
Construction / Sales Rate: %	£100/sq.m.	£110/sq.m	£120/sq.m. (BASE)	£130/sq.m.	£140/sq.m.	
-10.0%	-£304,436	-£2,055	£287,595	£577,200	£866,805	
-7.5%	-£382,153	-£77,448	£214,444	£504,048	£793,653	
-5.0%	-£460,369	-£153,637	£141,292	£430,897	£720,501	
-2.5%	-£539,092	-£230,363	£68,140	£357,745	£647,350	
0% (BASE)	-£618,478	-£307,614	<b>-£5,125</b>	£284,593	£574,198	
2.5%	-£698,229	-£385,351	-£80,567	£211,441	£501,046	
5.0%	-£778,057	-£463,572	-£156,774	£138,289	£427,894	
7.5%	-£858,210	-£542,294	-£233,529	£65,137	£354,742	
10.0%	-£938,363	-£621,648	-£310,800	-£8,195	£281,590	

Key:

	RLV beneath Viability Test 1 (RLV <£250,000/ha)
	Viability Test 1 (RLV £250,000 to £500,000/ha)
	Viability Test 2 (RLV £500,000 to £850,000/ha)
	Viability Test 3 (RLV £850,000 to £1,500,000/ha)
	Viability Test 4 (RLV £1,500,000 to £2,000,000/ha)
	Viability Test 5 (RLV £2,000,000 to £2,500,000/ha)
	Viability Test 6 (RLV >£2,500,000/ha)

BLV Notes:

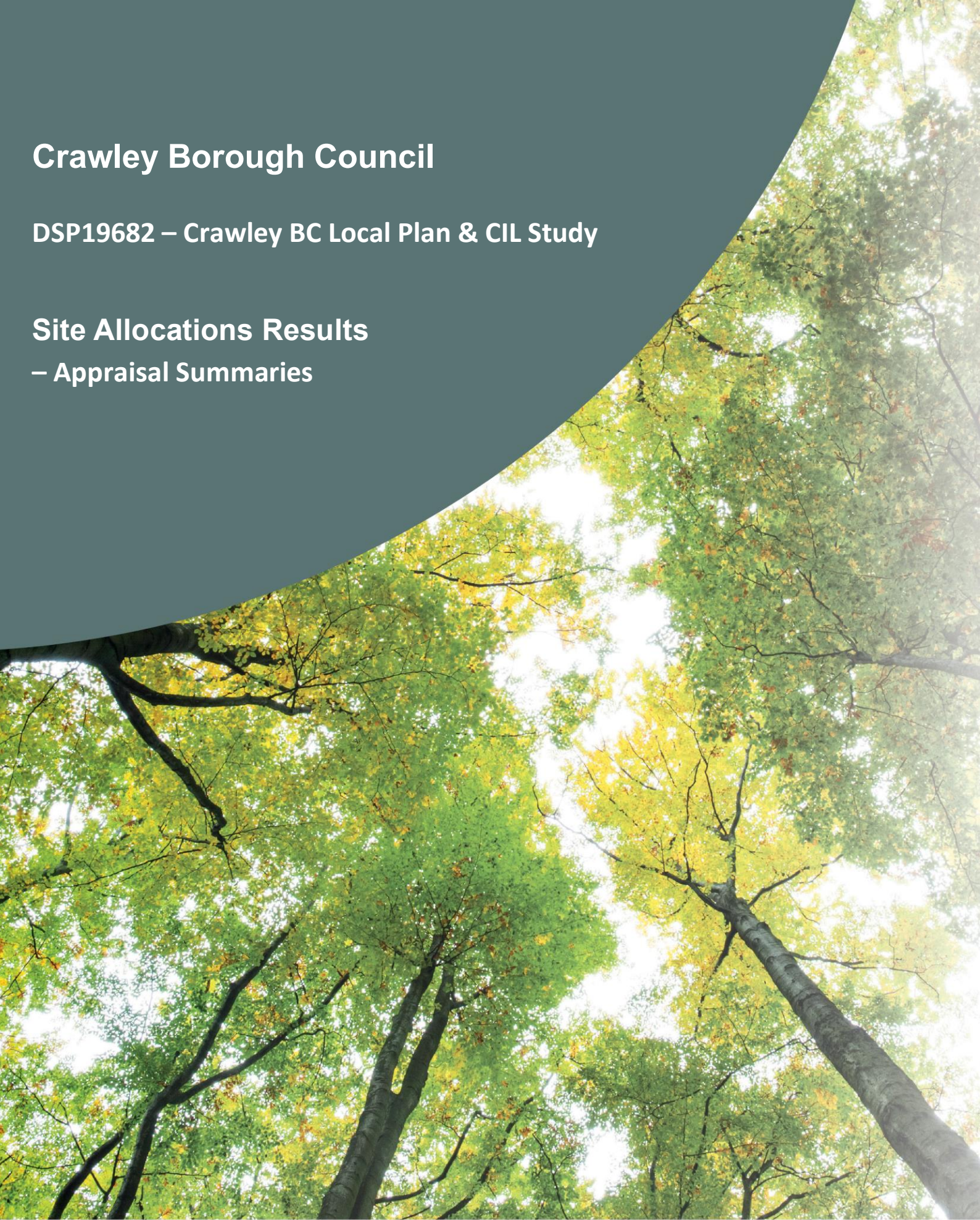
EUV+ £/ha	Notes
£250,000	Greenfield Enhancement
£500,000	Greenfield Enhancement (Upper)
£850,000	Low-grade former industrial/commercial land values
£1,500,000	Key PDL land values
£2,000,000	- Industrial Upper / Commercial CBD
£2,500,000	Upper PDL benchmark/Residential land values

Dixon Searle Partnership (2020)

**Crawley Borough Council**

**DSP19682 – Crawley BC Local Plan & CIL Study**

**Site Allocations Results  
– Appraisal Summaries**



Crawley Borough Council  
Site Allocations

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Land South East of Heathy Farm  
VL4 £4,000/sqm @ 40% AH  
Indexed CIL @ £123.25/sqm

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**Crawley Borough Council  
Site Allocations**

**Appraisal Summary for Phase 1 All Phases**

Currency in £

**REVENUE**

Sales Valuation	Units	m <sup>2</sup>	Sales Rate m <sup>2</sup>	Unit Price	Gross Sales	Adjustment	Net Sales
Market Housing	90	8,136.00	3,999.75	361,577	32,541,966	0	32,541,966
AH - AR/SR	45	3,717.00	2,127.81	175,757	7,909,065	0	7,909,065
AH - Intermediate	15	1,239.00	2,399.85	198,228	2,973,414	0	2,973,414
<b>Totals</b>	<b>150</b>	<b>13,092.00</b>			<b>43,424,445</b>	<b>0</b>	<b>43,424,445</b>

**Rental Area Summary**

	Units	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Ground Rents	18	250	4,500	4,500
<b>Totals</b>	<b>18</b>		<b>4,500</b>	<b>4,500</b>

**Investment Valuation**

<b>Ground Rents</b>					
Current Rent	4,500	YP @	5.5000%	18.1818	81,818
<b>Total Investment Valuation</b>					<b>81,818</b>

**GROSS DEVELOPMENT VALUE**

				<b>43,506,263</b>
Purchaser's Costs		5.85%	4,786	
Effective Purchaser's Costs Rate		5.85%		4,786

**NET DEVELOPMENT VALUE**

				<b>43,501,477</b>
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**NET REALISATION**

				<b>43,501,477</b>
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**OUTLAY**

**ACQUISITION COSTS**

Residualised Price (4.15 Ha @ 1,342,982.59 /Hect)			5,573,378	
Stamp Duty			269,669	5,573,378
Effective Stamp Duty Rate		4.84%		
Agent Fee		1.50%	83,601	
Legal Fee		0.75%	41,800	
				395,070

**CONSTRUCTION COSTS**

Construction	m <sup>2</sup>	Build Rate m <sup>2</sup>	Cost
Market Housing	8,397.00	1,280.00	10,748,160
AH - AR/SR	3,955.50	1,280.00	5,063,040
AH - Intermediate	1,318.50	1,280.00	1,687,680
<b>Totals</b>	<b>13,671.00 m<sup>2</sup></b>		<b>17,498,880</b>
Contingency		10.00%	1,957,388
External Works		10.00%	1,749,888
Site Works & Infrastructure	4.15 ha	500,000.00 /ha	2,075,000
Sustainable Design & Construction		5.00%	874,944
CIL	8,397.00 m <sup>2</sup>	123.25	1,034,930
Part M4(2)			331,005
S106	150.00 un	1,000.00 /un	150,000
Skills Contribution			92,625
Sustainable Transport Contribution			28,929
			25,793,589

**PROFESSIONAL FEES**

Professional Fees		10.00%	2,077,983	2,077,983
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**DISPOSAL FEES**

Marketing & Sales Agent Fees		3.00%	976,259	
Sales Legal Fee	105.00 un	750.00 /un	78,750	
				1,055,009

**MISCELLANEOUS FEES**

AH Profit		6.00%	652,949	
Market Profit		17.50%	5,709,162	
				6,362,111

**FINANCE**

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)				
Total Finance Cost				2,244,338

**TOTAL COSTS**

				<b>43,501,477</b>
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**PROFIT**

				<b>0</b>
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**Performance Measures**

**This appraisal report does not constitute a formal valuation.**



Crawley Borough Council  
Site Allocations

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Land Adj Desmond Anderson, Tilgate  
VL4 £4,000/sqm @ 40% AH  
Indexed CIL @ £123.25/sqm

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**Crawley Borough Council  
Site Allocations**

**Appraisal Summary for Phase 1 All Phases**

Currency in £

**REVENUE**

Sales Valuation	Units	m <sup>2</sup>	Sales Rate m <sup>2</sup>	Unit Price	Gross Sales	Adjustment	Net Sales
Market Housing	90	8,136.00	3,999.75	361,577	32,541,966	0	32,541,966
AH - AR/SR	45	3,717.00	2,127.81	175,757	7,909,065	0	7,909,065
AH - Intermediate	15	1,239.00	2,399.85	198,228	2,973,414	0	2,973,414
<b>Totals</b>	<b>150</b>	<b>13,092.00</b>			<b>43,424,445</b>	<b>0</b>	<b>43,424,445</b>

**Rental Area Summary**

	Units	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Ground Rents	18	250	4,500	4,500
<b>Totals</b>	<b>18</b>		<b>4,500</b>	<b>4,500</b>

**Investment Valuation**

<b>Ground Rents</b>					
Current Rent	4,500	YP @	5.5000%	18.1818	81,818
<b>Total Investment Valuation</b>					<b>81,818</b>

**GROSS DEVELOPMENT VALUE**

				<b>43,506,263</b>
Purchaser's Costs		5.85%	4,786	
Effective Purchaser's Costs Rate		5.85%		4,786

**NET DEVELOPMENT VALUE**

				<b>43,501,477</b>
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**NET REALISATION**

				<b>43,501,477</b>
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**OUTLAY**

**ACQUISITION COSTS**

Residualised Price (3.39 Ha @ 1,533,096.92 /Hect)			5,197,199	
Stamp Duty			250,860	5,197,199
Effective Stamp Duty Rate		4.83%		
Agent Fee		1.50%	77,958	
Legal Fee		0.75%	38,979	
				367,797

**CONSTRUCTION COSTS**

Construction	m <sup>2</sup>	Build Rate m <sup>2</sup>	Cost	
Market Housing	8,397.00	1,280.00	10,748,160	
AH - AR/SR	3,955.50	1,280.00	5,063,040	
AH - Intermediate	1,318.50	1,280.00	1,687,680	
<b>Totals</b>	<b>13,671.00 m<sup>2</sup></b>		<b>17,498,880</b>	
Contingency		15.00%	2,879,082	
External Works		10.00%	1,749,888	
Site Works & Infrastructure	3.39 ha	500,000.00 /ha	1,695,000	
Sustainable Design & Construction		5.00%	874,944	
CIL	8,397.00 m <sup>2</sup>	123.25	1,034,930	
Part M4(2)			331,005	
S106	150.00 un	1,000.00 /un	150,000	
Skills Contribution			92,625	
Sustainable Transport Contribution			16,071	
				26,322,425

**PROFESSIONAL FEES**

Professional Fees		10.00%	2,039,983	2,039,983
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**DISPOSAL FEES**

Marketing & Sales Agent Fees		3.00%	976,259	
Sales Legal Fee	105.00 un	750.00 /un	78,750	
				1,055,009

**MISCELLANEOUS FEES**

AH Profit		6.00%	652,949	
Market Profit		17.50%	5,709,162	
				6,362,111

**FINANCE**

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)				
Total Finance Cost				2,156,954

**TOTAL COSTS**

				<b>43,501,477</b>
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**PROFIT**

				<b>0</b>
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**Performance Measures**

**This appraisal report does not constitute a formal valuation.**

Crawley Borough Council  
Site Allocations

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Tinsley Lane Playing Fields  
VL £4,100/sqm @ 40% AH  
Indexed CIL @ £123.25/sqm

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**Crawley Borough Council  
Site Allocations**

**Appraisal Summary for Phase 1 All Phases**

Currency in £

**REVENUE**

Sales Valuation	Units	m <sup>2</sup>	Sales Rate m <sup>2</sup>	Unit Price	Gross Sales
Market Housing	72	6,508.80	4,100.00	370,640	26,686,080
AH - AR/SR	36	2,973.60	2,127.81	175,757	6,327,252
AH - Intermediate	<u>12</u>	<u>991.20</u>	2,460.00	203,196	<u>2,438,352</u>
<b>Totals</b>	<b>120</b>	<b>10,473.60</b>			<b>35,451,684</b>

**Rental Area Summary**

	Units	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Ground Rents	14	250	3,500	3,500
<b>Totals</b>	<b>14</b>		<b>3,500</b>	<b>3,500</b>

**Investment Valuation**

<b>Ground Rents</b>					
Current Rent	3,500	YP @	5.5000%	18.1818	63,636
<b>Total Investment Valuation</b>					<b>63,636</b>

**GROSS DEVELOPMENT VALUE**

				<b>35,515,320</b>
Purchaser's Costs		5.85%	3,723	
Effective Purchaser's Costs Rate		5.85%		3,723

**NET DEVELOPMENT VALUE**

				<b>35,511,598</b>
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**NET REALISATION**

				<b>35,511,598</b>
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**OUTLAY**

**ACQUISITION COSTS**

Residualised Price (3.30 Ha @ 1,467,387.57 /Hect)			4,842,379	
Stamp Duty			233,119	4,842,379
Effective Stamp Duty Rate		4.81%		
Agent Fee		1.50%	72,636	
Legal Fee		0.75%	36,318	
				342,072

**CONSTRUCTION COSTS**

Construction	m <sup>2</sup>	Build Rate m <sup>2</sup>	Cost	
Market Housing	6,717.60	1,280.00	8,598,528	
AH - AR/SR	3,164.40	1,280.00	4,050,432	
AH - Intermediate	<u>1,054.80</u>	<u>1,280.00</u>	<u>1,350,144</u>	
<b>Totals</b>	<b>10,936.80 m<sup>2</sup></b>		<b>13,999,104</b>	
Contingency		10.00%	1,564,910	
External Works		10.00%	1,399,910	
Site Works & Infrastructure	3.30 ha	500,000.00 /ha	1,650,000	
Sustainable Design & Construction		5.00%	699,955	
CIL	6,717.60 m <sup>2</sup>	123.25	827,944	
Part M4(2)			264,804	
S106	120.00 un	1,000.00 /un	120,000	
Skills Contribution			74,100	
Sustainable Transport Contribution			13,081	
				20,613,809

**PROFESSIONAL FEES**

Professional Fees		10.00%	1,661,386	1,661,386
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**DISPOSAL FEES**

Marketing & Sales Agent Fees		3.00%	800,582	
Sales Legal Fee	84.00 un	750.00 /un	63,000	
				863,582

**MISCELLANEOUS FEES**

AH Profit		6.00%	525,936	
Market Profit		17.50%	4,681,200	
				5,207,137

**FINANCE**

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)				
Total Finance Cost				1,981,233

**TOTAL COSTS**

				<b>35,511,598</b>
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**PROFIT**

				<b>1</b>
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**Performance Measures**

**This appraisal report does not constitute a formal valuation.**

Crawley Borough Council  
Site Allocations

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County Buildings, Northgate (Town Centre)  
VL£4,200/sqm @ 25% AH  
Indexed CIL @ £123.25/sqm

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**Crawley Borough Council  
Site Allocations**

**Appraisal Summary for Phase 1 All Phases**

Currency in £

**REVENUE**

Sales Valuation	Units	m <sup>2</sup>	Sales Rate m <sup>2</sup>	Unit Price	Gross Sales
Market Housing	75	4,832.25	4,200.00	270,606	20,295,450
AH - AR/SR	19	1,325.92	1,220.31	85,159	1,618,021
AH - Intermediate	6	418.71	2,520.00	175,858	1,055,149
<b>Totals</b>	<b>100</b>	<b>6,576.88</b>			<b>22,968,620</b>

**Rental Area Summary**

	Units	m <sup>2</sup>	Rent Rate m <sup>2</sup>	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Ground Rents	75			250	18,750	18,750
Offices / Community	1	4,680.00	200.00	936,000	936,000	936,000
<b>Totals</b>	<b>76</b>	<b>4,680.00</b>			<b>954,750</b>	<b>954,750</b>

**Investment Valuation**

<b>Ground Rents</b>					
Current Rent	18,750	YP @	5.5000%	18.1818	340,909
<b>Offices / Community</b>					
Market Rent (1yr Rent Free)	936,000	YP @ PV 1yr @	6.0000% 6.0000%	16.6667 0.9434	14,716,981
<b>Total Investment Valuation</b>					<b>15,057,890</b>

**GROSS DEVELOPMENT VALUE**

				<b>38,026,510</b>
Purchaser's Costs		5.85%	880,887	
Effective Purchaser's Costs Rate		5.85%		880,887

**NET DEVELOPMENT VALUE**

				<b>37,145,624</b>
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**NET REALISATION**

				<b>37,145,624</b>
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**OUTLAY**

**ACQUISITION COSTS**

Residualised Price (Negative land)			2,984,774	2,984,774
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**CONSTRUCTION COSTS**

Construction	m <sup>2</sup>	Build Rate m <sup>2</sup>	Cost	
Offices / Community	5,200.00	2,285.00	11,882,000	
Market Housing	5,685.00	1,390.00	7,902,150	
AH - AR/SR	1,559.90	1,390.00	2,168,261	
AH - Intermediate	492.60	1,390.00	684,714	
<b>Totals</b>	<b>12,937.50 m<sup>2</sup></b>		<b>22,637,125</b>	<b>22,637,125</b>

Contingency		15.00%	1,656,769	
Contingency - non-residential		5.00%	594,100	
External Works		10.00%	2,263,713	
Site Works & Infrastructure	0.58 ha	500,000.00 /ha	290,000	
Sustainable Design & Construction		5.00%	537,756	
CIL	5,685.00 m <sup>2</sup>	123.25	700,676	
Part M4(2)	100.00 un	1,646.00 /un	164,600	
S106	100.00 un	1,000.00 /un	100,000	
Open Space Contribution			123,500	
Skills Contribution			61,750	
Sustainable Transport Contribution			11,029	6,503,892

**Other Construction**

BREAAM Contingency		5.00%	594,100	594,100
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**PROFESSIONAL FEES**

Professional Fees		10.00%	2,362,948	
Planning insurances		2.00%	237,640	
				2,600,588

**DISPOSAL FEES**

Marketing & Sales Agent Fees		3.00%	608,863	
Sales Legal Fee	81.00 un	750.00 /un	60,750	
				669,613

**MISCELLANEOUS FEES**

Non-Residential Profit		15.00%	2,207,547	
AH Profit		6.00%	160,390	
Market Profit		17.50%	3,611,363	
				5,979,300

**This appraisal report does not constitute a formal valuation.**

**Crawley Borough Council  
Site Allocations**

**FINANCE**

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)

Total Finance Cost

1,145,779

**TOTAL COSTS**

**37,145,624**

**PROFIT**

**0**

**Performance Measures**

**This appraisal report does not constitute a formal valuation.**

Crawley Borough Council  
Site Allocations

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St Catherine's Hospice  
VL £6,000/sqm @ 40% AH  
Indexed CIL @ £123.25/sqm

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**Crawley Borough Council  
Site Allocations**

**Appraisal Summary for Phase 1 All Phases**

Currency in £

**REVENUE**

Sales Valuation	Units	m <sup>2</sup>	Sales Rate m <sup>2</sup>	Unit Price	Gross Sales	Adjustment	Net Sales
Market Housing	36	2,232.90	5,999.95	372,147	13,397,288	0	13,397,288
AH - AR/SR	18	1,224.45	1,784.42	121,385	2,184,930	0	2,184,930
AH - Intermediate	<u>6</u>	<u>408.15</u>	3,599.97	244,888	<u>1,469,328</u>	<u>0</u>	<u>1,469,328</u>
<b>Totals</b>	<b>60</b>	<b>3,865.50</b>			<b>17,051,546</b>	<b>0</b>	<b>17,051,546</b>

**Rental Area Summary**

	Units	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Ground Rents	36	250	9,000	9,000

**Investment Valuation**

<b>Ground Rents</b>					
Current Rent	9,000	YP @	5.5000%	18.1818	163,636

**GROSS DEVELOPMENT VALUE**

				<b>17,215,182</b>
Purchaser's Costs		5.85%	9,573	
Effective Purchaser's Costs Rate		5.85%		9,573

**NET DEVELOPMENT VALUE**

				<b>17,205,610</b>
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**NET REALISATION**

				<b>17,205,610</b>
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**OUTLAY**

**ACQUISITION COSTS**

Residualised Price (Negative land)			1,533,812	1,533,812
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**CONSTRUCTION COSTS**

**Construction**

	m <sup>2</sup>	Build Rate m <sup>2</sup>	Cost	
Market Housing	2,977.20	1,855.00	5,522,706	
AH - AR/SR	1,632.60	1,855.00	3,028,473	
AH - Intermediate	<u>544.20</u>	1,855.00	<u>1,009,491</u>	
<b>Totals</b>	<b>5,154.00 m<sup>2</sup></b>		<b>9,560,670</b>	<b>9,560,670</b>

Contingency		10.00%	992,567	
External Works		7.50%	717,050	
Site Works & Infrastructure	0.73 ha	500,000.00 /ha	365,000	
Sustainable Design & Construction		5.00%	478,033	
CIL	2,977.20 m <sup>2</sup>	123.25	366,940	
S106	60.00 un	1,000.00 /un	60,000	
Open Space Contribution			101,430	
Skills Contribution			38,903	
Sustainable Transport Contribution			7,103	
Empty Property Costs/Voids	60.00 un	2,000.00 /un	120,000	
M4(3) 100% (Sheltered Only)	60.00 un	15,691.00 /un	941,460	
				4,188,487

**PROFESSIONAL FEES**

Professional Fees		10.00%	1,040,370	1,040,370
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**DISPOSAL FEES**

Marketing & Sales Agent Fees		3.00%	401,919	
Sales Legal Fee	42.00 un	750.00 /un	31,500	
				433,419

**MISCELLANEOUS FEES**

AH Profit		6.00%	219,255	
Market Profit		17.50%	2,373,162	
				2,592,417

**FINANCE**

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)				
Total Finance Cost				924,059

**TOTAL COSTS**

				<b>17,205,610</b>
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**PROFIT**

				<b>0</b>
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**Performance Measures**

**This appraisal report does not constitute a formal valuation.**

Crawley Borough Council  
Site Allocations

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21, 25, 27 & 29 Tushmore Lane  
VL £4,150/sqm @ 40% AH  
Indexed CIL @ £123.25/sqm

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Crawley Borough Council  
Site Allocations

**Appraisal Summary for Phase 1 All Phases**

Currency in £

**REVENUE**

Sales Valuation	Units	m <sup>2</sup>	Sales Rate m <sup>2</sup>	Unit Price	Gross Sales
Market Housing	38	2,936.07	4,150.00	320,650	12,184,691
AH - AR/SR	19	1,325.92	1,739.41	121,385	2,306,315
AH - Intermediate	6	418.71	2,490.00	173,765	1,042,588
<b>Totals</b>	<b>63</b>	<b>4,680.70</b>			<b>15,533,593</b>

**Rental Area Summary**

	Units	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Ground Rents	38	250	9,500	9,500

**Investment Valuation**

<b>Ground Rents</b>					
Current Rent	9,500	YP @	5.5000%	18.1818	172,727

**GROSS DEVELOPMENT VALUE**

				<b>15,706,321</b>
Purchaser's Costs		5.85%	10,105	
Effective Purchaser's Costs Rate		5.85%		10,105

**NET DEVELOPMENT VALUE**

				<b>15,696,216</b>
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**NET REALISATION**

				<b>15,696,216</b>
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**OUTLAY**

**ACQUISITION COSTS**

Residualised Price (0.60 Ha @ 984,912.29 /Hect)			590,947	590,947
Stamp Duty			20,547	
Effective Stamp Duty Rate		3.48%		
Agent Fee		1.50%	8,864	
Legal Fee		0.75%	4,432	
				33,844

**CONSTRUCTION COSTS**

Construction	m <sup>2</sup>	Build Rate m <sup>2</sup>	Cost	
Market Housing	3,454.20	1,390.00	4,801,338	
AH - AR/SR	1,559.90	1,390.00	2,168,261	
AH - Intermediate	492.60	1,390.00	684,714	
<b>Totals</b>	<b>5,506.70 m<sup>2</sup></b>		<b>7,654,313</b>	
Contingency		10.00%	795,431	
External Works		10.00%	765,431	
Site Works & Infrastructure	0.60 ha	500,000.00 /ha	300,000	
Sustainable Design & Construction		5.00%	382,716	
CIL	3,454.20 m <sup>2</sup>	123.25	425,730	
Part M4(2)	63.00 un	1,646.00 /un	103,698	
S106	63.00 un	1,000.00 /un	63,000	
Open Space Contribution			101,430	
Skills Contribution			38,903	
Sustainable Transport Contribution			7,103	
				10,637,755

**PROFESSIONAL FEES**

Professional Fees		10.00%	844,073	844,073
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**DISPOSAL FEES**

Marketing & Sales Agent Fees		3.00%	365,541	
Sales Legal Fee	44.00 un	750.00 /un	33,000	
				398,541

**MISCELLANEOUS FEES**

AH Profit		6.00%	200,934	
Market Profit		17.50%	2,162,548	
				2,363,482

**FINANCE**

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)				
Total Finance Cost				827,574

**TOTAL COSTS**

				<b>15,696,216</b>
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**PROFIT**

				<b>0</b>
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**Performance Measures**

This appraisal report does not constitute a formal valuation.

Crawley Borough Council  
Site Allocations

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Wingspan Club (Commercial Only)  
Base Test Result £100/sqm @ 5% Yield

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Crawley Borough Council  
Site Allocations

**Appraisal Summary for Phase 1 All Phases**

Currency in £

**REVENUE**

**Rental Area Summary**

	Units	m <sup>2</sup>	Rent Rate m <sup>2</sup>	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Industrial	1	2,508.30	100.00	250,830	250,830	250,830

**Investment Valuation**

<b>Industrial</b>						
Market Rent	250,830	YP @	5.0000%	20.0000		
(1yr Rent Free)		PV 1yr @	5.0000%	0.9524	4,777,714	

**GROSS DEVELOPMENT VALUE**

Purchaser's Costs		5.85%	279,496			
Effective Purchaser's Costs Rate		5.85%				279,496

**NET DEVELOPMENT VALUE**

**NET REALISATION**

**OUTLAY**

**ACQUISITION COSTS**

Residualised Price (0.64 Ha @ 800,892.47 /Hect)			512,571			512,571
Agent Fee		1.50%	7,689			
Legal Fee		0.75%	3,844			
						11,533

**CONSTRUCTION COSTS**

Construction	m <sup>2</sup>	Build Rate m <sup>2</sup>	Cost			
Industrial	2,787.00	826.00	2,302,062			
Contingency - non-residential		5.00%	131,103			
Site Works & Infrastructure	0.64 ha	500,000.00 /ha	320,000			
Skills Contribution			25,126			
MR Public Realm Improvements £	2,787.00 m <sup>2</sup>	2.00	5,574			
						2,783,865

**Other Construction**

BREAAM Contingency		5.00%	115,103			115,103
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**PROFESSIONAL FEES**

Professional Fees		10.00%	262,206			
Planning insurances		2.00%	46,041			
						308,247

**MISCELLANEOUS FEES**

Non-Residential Profit		15.00%	716,657			716,657
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**FINANCE**

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)						
Total Finance Cost						50,241

**TOTAL COSTS**

**PROFIT**

**0**

**Performance Measures**

This appraisal report does not constitute a formal valuation.

Crawley Borough Council  
Site Allocations

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Nexus, Gatwick Road (Commercial Only)  
base Test Result £100/sqm @ 5% Yield

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Crawley Borough Council  
Site Allocations

**Appraisal Summary for Phase 1 All Phases**

Currency in £

**REVENUE**

**Rental Area Summary**

	Units	m <sup>2</sup>	Rent Rate m <sup>2</sup>	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Industrial	1	2,340.00	100.00	234,000	234,000	234,000

**Investment Valuation**

<b>Industrial</b>						
Market Rent	234,000	YP @	5.0000%	20.0000		
(1yr Rent Free)		PV 1yr @	5.0000%	0.9524	4,457,143	

**GROSS DEVELOPMENT VALUE**

Purchaser's Costs		5.85%	260,743			
Effective Purchaser's Costs Rate		5.85%				260,743

**NET DEVELOPMENT VALUE**

**4,196,400**

**NET REALISATION**

**4,196,400**

**OUTLAY**

**ACQUISITION COSTS**

Residualised Price (0.64 Ha @ 710,693.70 /Hect)			454,844			
Agent Fee		1.50%	6,823			454,844
Legal Fee		0.75%	3,411			10,234

**CONSTRUCTION COSTS**

Construction	m <sup>2</sup>	Build Rate m <sup>2</sup>	Cost	
Industrial	2,600.00	826.00	2,147,600	
Contingency - non-residential		5.00%	123,380	
Site Works & Infrastructure	0.64 ha	500,000.00 /ha	320,000	
Skills Contribution			23,440	
MR Public Realm Improvements £	2,600.00 m <sup>2</sup>	2.00	5,200	
				2,619,620

**Other Construction**

BREAAM Contingency		5.00%	107,380			107,380
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**PROFESSIONAL FEES**

Professional Fees		10.00%	246,760			
Planning insurances		2.00%	42,952			
						289,712

**MISCELLANEOUS FEES**

Non-Residential Profit		15.00%	668,571			668,571
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**FINANCE**

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)						
Total Finance Cost						46,039

**TOTAL COSTS**

**4,196,400**

**PROFIT**

**0**

**Performance Measures**

This appraisal report does not constitute a formal valuation.

Crawley Borough Council  
Site Allocations

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Gatwick Green (Commercial Only)  
Industrial - Storage & Distribution  
Base Test Result £120/sqm @ 5% Yield  
£0 CIL

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Crawley Borough Council  
Site Allocations

**Appraisal Summary for Phase 1 All Phases**

Currency in £

**REVENUE**

**Rental Area Summary**

	<b>Units</b>	<b>m<sup>2</sup></b>	<b>Rent Rate m<sup>2</sup></b>	<b>Initial MRV/Unit</b>	<b>Net Rent at Sale</b>	<b>Initial MRV</b>
Industrial - storage & distribution	1	70,020.00	120.00	8,402,400	8,402,400	8,402,400

**Investment Valuation**

**Industrial - storage & distribution**

Market Rent	8,402,400	YP @	5.0000%	20.0000		
(1yr Rent Free)		PV 1yr @	5.0000%	0.9524	160,045,714	

**GROSS DEVELOPMENT VALUE**

**160,045,714**

Purchaser's Costs	5.85%	9,362,674	
Effective Purchaser's Costs Rate	5.85%		

9,362,674

**NET DEVELOPMENT VALUE**

**150,683,040**

**NET REALISATION**

**150,683,040**

**OUTLAY**

**ACQUISITION COSTS**

Residualised Price (24.10 Ha @ 1,102,105.85 /Hect)			26,560,751		26,560,751
Agent Fee		1.50%	398,411		
Legal Fee		0.75%	199,206		
					597,617

**CONSTRUCTION COSTS**

**Construction**

	<b>m<sup>2</sup></b>	<b>Build Rate m<sup>2</sup></b>	<b>Cost</b>	
Industrial - storage & distribution	77,800.00	826.00	64,262,800	
Contingency - non-residential		5.00%	3,815,640	
Site Works & Infrastructure	24.10 ha	500,000.00 /ha	12,050,000	
Skills Contribution			315,633	
				80,444,073

**Other Construction**

BREAAM Contingency		5.00%	3,213,140		3,213,140
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**PROFESSIONAL FEES**

Professional Fees		10.00%	7,631,280		
Planning insurances		2.00%	1,285,256		
					8,916,536

**MISCELLANEOUS FEES**

Non-Residential Profit		15.00%	24,006,857		24,006,857
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**FINANCE**

Debit Rate 6.500%, Credit Rate 0.000% (Nominal)					
Total Finance Cost					6,944,066

**TOTAL COSTS**

**150,683,040**

**PROFIT**

**0**

**Performance Measures**

This appraisal report does not constitute a formal valuation.