

Crawley Borough Council

DSP19682 – Crawley BC Local Plan & CIL Study

**Final Appendix IIa:
Emerging Findings Stage 1:
Sample Residential Typology Results**

Appendix IIa - Emerging Findings Stage 1: Sample Residential Typology Results
Table 1a: Residual Land Value Results by Value Level & Indexed CIL Rate
- 35 Unit Scheme - Mixed

Development Scenario	35	Mixed
Typical Site Type	GF/PDL	
Net Site Area (ha)	0.64	
Gross Site Area (ha)	0.73	
OS Allowance (ha)	0.04	(borough-wide only)
Total Land Area (ha)	0.77	
Site Density (dph)	55	

35 Mixed		40% AH	30% AH	20% AH
Value Level	£/m2	Residual Land Value (£) Indexed CIL @ £123.25/sq. m.		
VL1	£3,250	-£16,551	£128,371	£248,031
VL2	£3,500	£292,146	£461,985	£626,815
VL3	£3,750	£586,036	£788,572	£986,576
VL4	£4,000	£869,913	£1,095,208	£1,332,726
VL5	£4,250	£1,142,733	£1,394,401	£1,673,490
VL6	£4,500	£1,407,687	£1,691,564	£2,014,255
VL7	£4,750	£1,672,078	£1,988,727	£2,355,019
VL8	£5,000	£1,936,470	£2,285,890	£2,695,784
VL9+	£5,500	£2,465,253	£2,746,413	£3,377,312
		Residual Land Value (£/ha)		
VL1	£3,250	-£21,444	£166,323	£321,360
VL2	£3,500	£378,517	£598,568	£812,128
VL3	£3,750	£759,293	£1,021,707	£1,278,249
VL4	£4,000	£1,127,096	£1,418,997	£1,726,736
VL5	£4,250	£1,480,573	£1,806,645	£2,168,244
VL6	£4,500	£1,823,858	£2,191,661	£2,609,753
VL7	£4,750	£2,166,415	£2,576,678	£3,051,262
VL8	£5,000	£2,508,972	£2,961,695	£3,492,770
VL9+	£5,500	£3,194,086	£3,558,368	£4,375,788

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)

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

Source: Dixon Searle Partnership (2020)

Appendix IIa - Emerging Findings Stage 1: Sample Residential Typology Results
Table 1b: Residual Land Value Results by Value Level & Indexed CIL Rate
- 100 Unit Scheme - Flats 3-5 Storey

Development Scenario	100	Flats 3-5 Storey
Typical Site Type	PDL	
Net Site Area (ha)	0.67	
Gross Site Area (ha)	0.77	
OS Allowance (ha)	0.04	(borough-wide only)
Total Land Area (ha)	0.81	
Site Density (dph)	150	

100 Flats 3-5 Storey		40% AH	30% AH	20% AH
Value Level	£/m2	Residual Land Value (£) Indexed CIL @ £123.25/sq. m.		
VL1	£3,250	-£1,393,961	-£1,238,284	-£1,085,768
VL2	£3,500	-£782,719	-£547,896	-£308,975
VL3	£3,750	-£177,192	£134,935	£443,008
VL4	£4,000	£404,616	£788,711	£1,178,606
VL5	£4,250	£977,027	£1,442,487	£1,914,204
VL6	£4,500	£1,550,182	£2,097,113	£2,650,758
VL7	£4,750	£2,122,593	£2,750,889	£3,386,356
VL8	£5,000	£2,695,004	£3,404,665	£4,121,954
VL9+	£5,500	£3,840,571	£4,713,067	£5,594,106
		Residual Land Value (£/ha)		
VL1	£3,250	-£1,728,051	-£1,535,063	-£1,345,993
VL2	£3,500	-£970,313	-£679,210	-£383,027
VL3	£3,750	-£219,660	£167,275	£549,183
VL4	£4,000	£501,590	£977,741	£1,461,082
VL5	£4,250	£1,211,190	£1,788,207	£2,372,980
VL6	£4,500	£1,921,713	£2,599,727	£3,286,064
VL7	£4,750	£2,631,314	£3,410,193	£4,197,962
VL8	£5,000	£3,340,914	£4,220,659	£5,109,860
VL9+	£5,500	£4,761,038	£5,842,645	£6,934,842

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)

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

Source: Dixon Searle Partnership (2020)

Appendix IIa - Emerging Findings Stage 1: Sample Residential Typology Results
Table 1c: Residual Land Value Results by Value Level & Indexed CIL Rate
- 100 Unit Scheme - Flats 6+ Storey

Development Scenario	100	Flats 6+ Storey
Typical Site Type	PDL	
Net Site Area (ha)	0.50	
Gross Site Area (ha)	0.58	
OS Allowance (ha)	N/A	(borough-wide only)
Total Land Area (ha)	0.58	
Site Density (dph)	200	

100 Flats 6+ Storey		40% AH	30% AH	20% AH
Value Level	£/m2	Residual Land Value (£) Indexed CIL @ £123.25/sq. m.		
VL1	£3,250	-£3,868,619	-£3,660,216	-£3,466,349
VL2	£3,500	-£3,207,179	-£2,913,231	-£2,638,996
VL3	£3,750	-£2,552,823	-£2,177,965	-£1,832,283
VL4	£4,000	-£1,907,428	-£1,459,955	-£1,032,279
VL5	£4,250	-£1,273,340	-£745,871	-£232,274
VL6	£4,500	-£644,666	-£30,859	£538,608
VL7	£4,750	-£17,470	£646,992	£1,296,188
VL8	£5,000	£577,392	£1,323,206	£2,053,767
VL9+	£5,500	£1,766,035	£2,676,515	£3,569,911
		Residual Land Value (£/ha)		
VL1	£3,250	-£6,728,033	-£6,365,593	-£6,028,433
VL2	£3,500	-£5,577,703	-£5,066,489	-£4,589,559
VL3	£3,750	-£4,439,693	-£3,787,765	-£3,186,580
VL4	£4,000	-£3,317,266	-£2,539,051	-£1,795,267
VL5	£4,250	-£2,214,504	-£1,297,167	-£403,955
VL6	£4,500	-£1,121,159	-£53,668	£936,710
VL7	£4,750	-£30,382	£1,125,203	£2,254,240
VL8	£5,000	£1,004,160	£2,301,229	£3,571,769
VL9+	£5,500	£3,071,366	£4,654,809	£6,208,541

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)

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

Source: Dixon Searle Partnership (2020)